

# \$489,000 - 2217 22 Avenue, Edmonton

MLS® #E4443802

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,496 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to Single Family 2-Story half duplex in laurel AMAZING Opportunity for First Time Home Buyer, and Investor. For Conveniently located on 22ave, near by Banks, Big Shopping centers, Bus-Stop, School, playground, Park, and quick access to Anthony Henday. This is a Double Garage Duplex, With Fully Repainted all Walls, and BRAND NEW LAMINATE FLOORING. Has Good quality WHIRLPOOL APPLIANCES with Stain Maple KITCHEN. FULLY FINSHED SHED, DECK AND FULLY FENCED HOUSE. The Basement is partially will over SIZED LIVING ROOM, WITH MAPLE KITCHEN, APPLAINCES, with laundry in the basement. The Upper level consist of Master bedroom with 2 over sized WALK IN - CLOSESTS, 5 PC ensuite bath, and two good size bedrooms with triple pan windows.



Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443802  |
| Price          | \$489,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,496     |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2217 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z1        |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Walk-up Basement, See Remarks |
| Parking   | Double Garage Attached                                         |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                              |
| Stories           | 3                                                                                      |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Finished                                                                         |

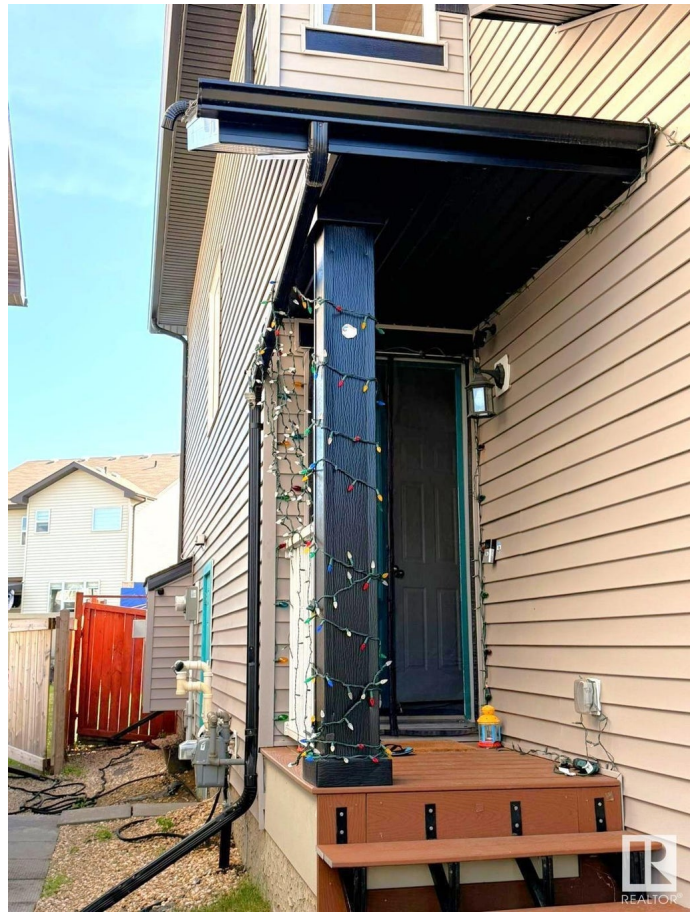
### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Asphalt, Vinyl                                                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Concrete, Asphalt, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 22nd, 2025 |
|-------------|-----------------|

Days on Market 44  
Zoning Zone 30



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Listing information last updated on August 5th, 2025 at 1:32am MDT