

# \$534,990 - 1531 22 Street, Edmonton

MLS® #E4446142

**\$534,990**

4 Bedroom, 3.50 Bathroom, 1,664 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning 4-Bedroom Home with Fully Finished Basement & Second Kitchen in Laurel! This home offers 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout perfect for families or investors. Open main floor featuring a modern kitchen with stainless steel appliances, and a large island – ideal for meal prep and entertaining. The inviting living and dining areas are filled with natural light and contemporary finishes throughout. Upstairs, you’ll find 3 generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The fully finished basement features a 4th bedroom, full bathroom, a spacious living area, and a second kitchen – perfect for multi-generational living. Enjoy the outdoors in the private, fenced backyard and take advantage of the double detached garage. Located close to Svend Hansen school, parks, public transit, and the Meadows Rec Centre, with quick access to Anthony Henday.

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446142  |
| Price     | \$534,990 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1531 22 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2B8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Stories           | 3                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed July 5th, 2025  
Days on Market 32  
Zoning Zone 30



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 10:47pm MDT