

## \$469,900 - 3019 22 Avenue, Edmonton

MLS® #E4443089

**\$469,900**

3 Bedroom, 3.50 Bathroom, 1,329 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Step into this bright, open-concept home!!! The large entryway leads to a kitchen equipped with stainless steel appliances, an upgraded tile backsplash, a corner pantry, and a sizeable island. Adjacent are the dining room with patio access to the backyard, and a living room featuring a gas fireplace and hardwood floors. A half bath and main floor laundry complete this level. Ascend to the large primary suite boasting a 4-piece ensuite and walk-in closet. Two more bedrooms and a 4-piece main bath finish the upper floor. The fully finished basement adds a Rec Room/family room and a 3-piece bathroom. Outside, the fully fenced backyard includes a deck and shed for entertaining. Plus, a double attached garage. Don't miss out on this opportunity, it's the perfect place to call home!!!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443089  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,329     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2009          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3019 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 85              |

Zoning

Zone 30

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