

# \$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 62  
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 23rd, 2025 at 7:02pm MDT