

Courtesy Of Sidharth Sharma Of Rite Realty

## \$535,000 - 1312 22 Street, Edmonton

MLS® #E4423923

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,691 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

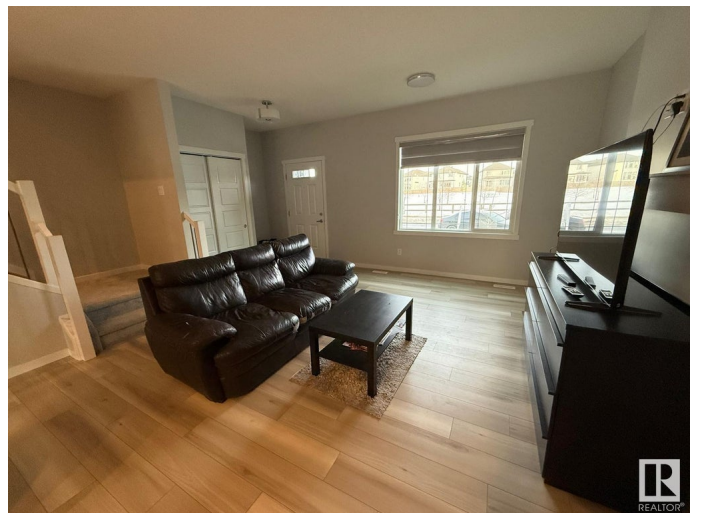
Welcome to this stunning single-family home in the highly desirable community of Laurel. This masterpiece blends luxury with affordability, featuring elegant vinyl flooring throughout and upgraded finishes, including modern cabinetry, stylish lighting, and a striking electric fireplace. The thoughtfully designed layout creates a warm and inviting atmosphere. Looking to build a basement to rent out, the home includes a separate entry! The main floor boasts a spacious open-concept living area, complemented by a dining nook that seamlessly connects to a beautifully designed kitchen. Upstairs, the master bedroom gives off luxury with its generous size and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. Additional conveniences include a garage parking pad, as well as a washer, dryer, dishwasher, electric stove, and microwave. Plus, Save-On-Foods and other shopping plazas are nearby, and Svend Hansen School is within walking distance.

Built in 2023

### Essential Information

MLS® # E4423923

Price \$535,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,691
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1312 22 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R6

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 4th, 2025  
Days on Market 46  
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 April 18th, 2025 at 11:47pm MDT