

## \$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	13

## 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 July 1st, 2025 at 11:17pm MDT