

## **\$359,900 - 5409 22 Avenue, Edmonton**

MLS® #E4434227

**\$359,900**

5 Bedroom, 2.00 Bathroom, 1,096 sqft

Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Could work out cheaper than renting! This fantastic bright, well maintained starter home or investment opportunity. Situated on a quiet street but within walking distance to shopping, schools, restaurants, parks, LRT & all amenities. Come in to the the large living room with hardwood flooring & upright movable bar with granite top. The big kitchen has lots of cupboard space & countertops even has it's own stacked washer/dryer for upstairs. Also has a breakfast bar with granite counter. There is a separate side door to go down to fully finished basement with gorgeous maple 2nd kitchen with gas countertop stove, 2 bedrooms, 4 pc. bathroom, Living room, dining area, nook or could be office. Most of the big stuff is done, new roof, newer furnace & hot water tank. The large sunny south facing private back yard has a new 18' x 10' storage shed (shed sold as is where is) has lots of space for all your gardening tools plus more. Parking off street. Go take a look, bring the family, I really think you'll like it.

Built in 1981

### **Essential Information**

MLS® # E4434227

Price \$359,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5409 22 Avenue
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4V1

### Amenities

Amenities	Off Street Parking, No Animal Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Front Drive Access, No Garage

### Interior

Appliances	Dishwasher-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 2025

Days on Market                5

Zoning                            Zone 29

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Listing information last updated on May 7th, 2025 at 10:47am MDT