

## \$490,000 - 1472 22 Street, Edmonton

MLS® #E4439215

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful corner-lot single-family home in the desirable community of Laurel. Blending style and value, it features vinyl flooring, upgraded modern cabinetry, stylish lighting, and a striking electric fireplace. The open-concept main floor includes a bright living area, dining nook, and a sleek kitchen. A separate side entrance offers potential for a future basement suite. Upstairs, enjoy a spacious master bedroom with ensuite, plus two more bedrooms and a full bath. Extras include a garage parking pad, washer, dryer, dishwasher, electric stove, and microwave. Close to Save-On-Foods, shopping plazas, and walking distance to Svend Hansen School this home has it all.

Built in 2023

### Essential Information

MLS® #	E4439215
Price	\$490,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.00
Year Built	2023



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1472 22 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R4

### Amenities

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

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
-------------	----------------

Days on Market 40

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 8th, 2025 at 12:17am MDT