

## \$559,500 - 2616 22 Avenue, Edmonton

MLS® #E4436437

**\$559,500**

5 Bedroom, 4.00 Bathroom, 1,900 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*LAUREL\*\*FINISHED BASEMENT\*SECOND KITCHEN\*\***Presenting an impeccably maintained and extensively upgraded half-duplex offering approximately 1,800 sq. ft. of living space, ideally situated in the desirable community of Laurel. This residence features a fully developed basement with a private entrance, a secondary kitchen, and its own dedicated laundry facilitiesâ€”perfect for extended family living or rental potential. The main level includes a spacious bedroom and a full bathroom, providing convenient accommodation for guests or multi-generational households. Upstairs, youâ€™ll find a generous bonus room alongside three well-appointed bedrooms, including a primary suite and two additional sizeable bedrooms. The property boasts a large rear deck and a substantial backyard ideal for outdoor activities or leisure. Conveniently located within walking distance to major amenities such as grocery stores, shopping centers, schools, playgrounds, and a recreation center, this home offers both comfort and accessibility.

Built in 2016

### Essential Information

MLS® # E4436437

Price \$559,500



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,900
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2616 22 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Y5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Recreation Use, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	18
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 June 1st, 2025 at 10:32am MDT