# \$459,900 - 5309 22 Avenue, Edmonton

MLS® #E4454069

## \$459,900

2 Bedroom, 2.50 Bathroom, 1,437 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

## NO CONDO FEES and UNBEATABLE VALUE! Welcome to this brand new residential attached built by the award-winning Pacesetter Homes in the highly sought-after community of Walker. Offering nearly 1436 sq ft of modern living space, this home is the perfect fit for a young family or couple. Step inside to find a bright and open main floor with upgraded luxury vinyl plank flooring flowing throughout the great room, kitchen. The chef-inspired kitchen showcases upgraded cabinetry, stylish countertops, and a sleek tile backsplash. A convenient 2-piece bathroom completes the main level. Upstairs, you'II find 3 spacious bedrooms and 2 full bathrooms, including a primary suite with a private ensuite. To top it off, this home comes complete with a double detached garageâ€"everything you need for comfort and convenience in one of South Edmonton's most desirable

Built in 2022

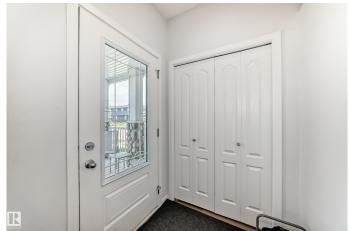
neighborhoods.

## **Essential Information**

MLS® # E4454069 Price \$459,900

Bedrooms 2
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,437 Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 5309 22 Avenue

Area Edmonton

Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0H6

## **Amenities**

Amenities See Remarks

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 21st, 2025

Days on Market

Zoning Zone 53

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Listing information last updated on August 22nd, 2025 at 4:32am MDT