

## \$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 68

Zoning Zone 30

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Listing information last updated on August 5th, 2025 at 7:02am MDT