

Courtesy Of Sidharth Sharma Of Rite Realty

\$549,999 - 1312 22 Street, Edmonton

MLS® #E4423923

\$549,999

3 Bedroom, 2.50 Bathroom, 1,691 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

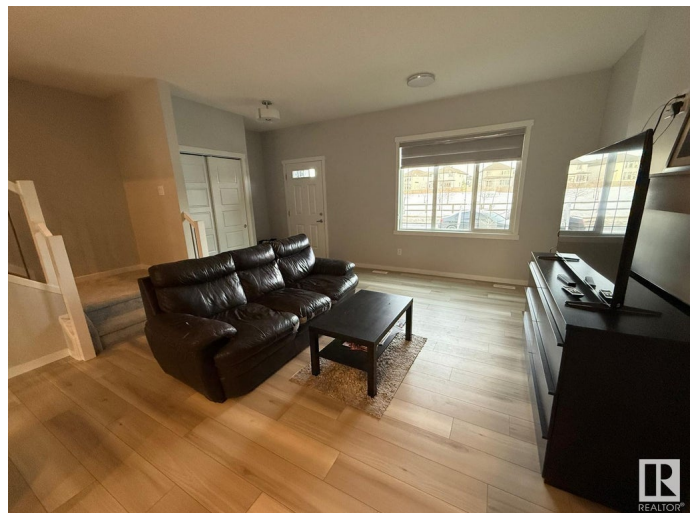
Welcome to this stunning single-family home in the highly desirable community of Laurel. This masterpiece blends luxury with affordability, featuring elegant vinyl flooring throughout and upgraded finishes, including modern cabinetry, stylish lighting, and a striking electric fireplace. The thoughtfully designed layout creates a warm and inviting atmosphere. Looking to build a basement to rent out, the home includes a separate entry! The main floor boasts a spacious open-concept living area, complemented by a dining nook that seamlessly connects to a beautifully designed kitchen. Upstairs, the master bedroom gives off luxury with its generous size and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. Additional conveniences include a garage parking pad, as well as a washer, dryer, dishwasher, electric stove, and microwave. Plus, Save-On-Foods and other shopping plazas are nearby, and Svend Hansen School is within walking distance.

Built in 2023

Essential Information

MLS® # E4423923

Price \$549,999



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,691 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1312 22 Street |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2R6 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking | Parking Pad Cement/Paved |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 38 |
| Zoning | Zone 30 |

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Listing information last updated on April 11th, 2025 at 3:32pm MDT