# \$452,800 - 5032 22 Avenue, Edmonton

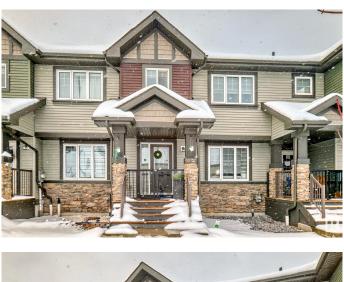
MLS® #E4428214

#### \$452,800

4 Bedroom, 2.50 Bathroom, 1,376 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Nestled in WALKER LAKES, Southwest Edmonton, this stunning 4-bedroom, 2.5-bathroom home blends modern style with comfort. Built in 2019, it features an open-concept design, a spacious living room with elegant custom slats, a cozy fireplace, and durable vinyl plank flooring. The gourmet kitchen boasts sleek white cabinetry, quartz countertops, stainless steel appliances, and a quartz island, perfect for entertaining, casual meals or a quick morning coffee. A door leads to the private backyard retreat with a luxurious HOT TUB (installed in 2022, valued at \$20K), a stylish GAZEBO, and a maintenance free deck. Upstairs, the primary suite offers a 4-pc ensuite and his & hers closets, plus two additional spacious bedrooms and a full bath. The partially finished basement adds a fourth bedroom, rec room, laundry, and storage. A double detached garage provides secure parking. With NO CONDO FEES, this home offers modern living near all amenities and the airport.







Built in 2019

#### **Essential Information**

| MLS® #   | E4428214  |
|----------|-----------|
| Price    | \$452,800 |
| Bedrooms | 4         |

| Bathrooms      | 2.50                 |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,376                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Туре           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

# **Community Information**

| Address     | 5032 22 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2H7        |

## Amenities

| Amenities      | Deck, Gazebo, Hot Tub  |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control, See Remarks  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

# Exterior

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, |

| Public Transportation, Schools, Shopping Nearby |
|---|
| Asphalt Shingles                                |
| Wood, Stone, Vinyl                              |
| Concrete Perimeter                              |
|   |

### **Additional Information**

Days on Market 20

Zoning Zone 53

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Listing information last updated on April 18th, 2025 at 3:02pm MDT