

## \$739,000 - 2228 22 Street, Edmonton

MLS® #E4449259

**\$739,000**

7 Bedroom, 4.50 Bathroom, 2,523 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Exquisite 2-story home built in 2016, over 2500 sq ft above grade plus a fully finished basement with a separate entrance. Nestled in the desirable community of Laurel, this gem is situated in a tranquil cul-de-sac for family enjoyment. Grand entrance, spacious living with fireplace, dining, and a modern kitchen with a large island, walk-thru pantry, gas stove, and stunning granite countertops. Upstairs features a large bonus room, 3 bedrooms, Jack and Jill bathroom, and an additional bath. Master bedroom boasts a beautiful ensuite with stand-up shower, double sink, and a gorgeous tub. The fully finished basement includes 3 bedrooms, a stylish kitchen, and a spacious living room. Oversize double-attached garage and a generous yard. 9 ft. ceilings throughout, blending modern elegance with family comfort. Your dream home awaits!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449259  |
| Price      | \$739,000 |
| Bedrooms   | 7         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,523                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2228 22 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                  |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 23rd, 2025 |
|-------------|-----------------|

Days on Market     11  
Zoning                Zone 30



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