# \$449,999 - 5024 22 Avenue, Edmonton

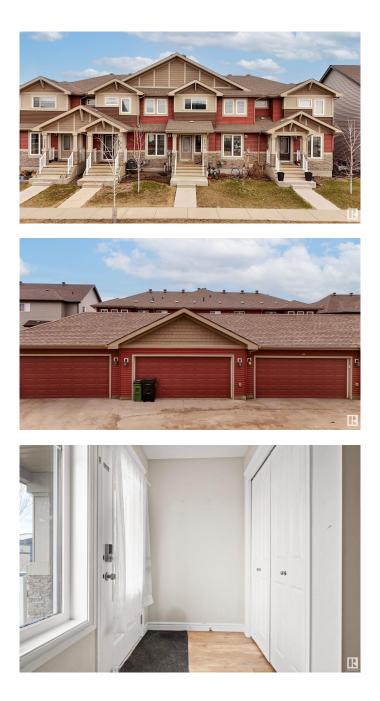
MLS® #E4431826

#### \$449,999

3 Bedroom, 2.50 Bathroom, 1,511 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Priced to sell - this home nestled in the vibrant and family-friendly community of Walker! This beautifully maintained 1511 sq ft home offers 3 spacious bedrooms, 2.5 bathrooms, and a functional layout designed for comfort and convenience. Step inside to a welcoming front living room filled with natural light, perfect for relaxing or hosting guests. The modern kitchen features stainless steel appliances, a central island, pantry, and a spacious dining area that opens onto the fully fenced backyardâ€"ideal for BBQs, pets, and kids to play. Upstairs, you'II find a generous primary suite with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. Partly finished basement has electric, plumbing, washroom tub and drywalls done and only few thousands away to make it fully furnished. Steps away from schools, parks, walking trails, playgrounds, transit, and all major amenities including Walmart, Superstore etc. Quick access to Anthony Henday and Ellerslie Road makes commuting a breeze!



Built in 2017

#### **Essential Information**

MLS® #	E4431826
Price	\$449,999
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	0.00
Year Built	2017
Туре	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

## **Community Information**

Address	5024 22 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby,
	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date ListedApril 18th, 2025Days on Market118ZoningZone 53

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Listing information last updated on August 14th, 2025 at 1:32pm MDT