

Courtesy Of Sidharth Sharma Of Rite Realty

## \$490,000 - 1312 22 Street, Edmonton

MLS® #E4457556

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,702 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® # E4457556

Price \$490,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,702                  |
| 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., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                                        |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025

Days on Market                3

Zoning                            Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 6:47am MDT