

\$559,500 - 2616 22 Avenue, Edmonton

MLS® #E4436437

\$559,500

5 Bedroom, 4.00 Bathroom, 1,900 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

****LAUREL**FINISHED BASEMENT*SECOND KITCHEN****Presenting an impeccably maintained and extensively upgraded half-duplex offering approximately 1,800 sq. ft. of living space, ideally situated in the desirable community of Laurel. This residence features a fully developed basement with a private entrance, a secondary kitchen, and its own dedicated laundry facilitiesâ€”perfect for extended family living or rental potential. The main level includes a spacious bedroom and a full bathroom, providing convenient accommodation for guests or multi-generational households. Upstairs, youâ€™ll find a generous bonus room alongside three well-appointed bedrooms, including a primary suite and two additional sizeable bedrooms. The property boasts a large rear deck and a substantial backyard ideal for outdoor activities or leisure. Conveniently located within walking distance to major amenities such as grocery stores, shopping centers, schools, playgrounds, and a recreation center, this home offers both comfort and accessibility.

Built in 2016

Essential Information

MLS® # E4436437

Price \$559,500



| | |
|----------------|---------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,900 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2616 22 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0Y5 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Recreation Use, Schools, Shopping |

| | |
|--------------|--------------------|
| | Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 30 |

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Listing information last updated on June 19th, 2025 at 8:02am MDT