

\$490,000 - 1472 22 Street, Edmonton

MLS® #E4439215

\$490,000

3 Bedroom, 2.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful corner-lot single-family home in the desirable community of Laurel. Blending style and value, it features vinyl flooring, upgraded modern cabinetry, stylish lighting, and a striking electric fireplace. The open-concept main floor includes a bright living area, dining nook, and a sleek kitchen. A separate side entrance offers potential for a future basement suite. Upstairs, enjoy a spacious master bedroom with ensuite, plus two more bedrooms and a full bath. Extras include a garage parking pad, washer, dryer, dishwasher, electric stove, and microwave. Close to Save-On-Foods, shopping plazas, and walking distance to Svend Hansen School this home has it all.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4439215 |
| Price | \$490,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,679 |
| Acres | 0.00 |
| Year Built | 2023 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1472 22 Street |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2R4 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 29th, 2025 |
|-------------|----------------|

Days on Market 39

Zoning Zone 30

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Listing information last updated on July 6th, 2025 at 9:47pm MDT