

\$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 51

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 July 19th, 2025 at 10:02am MDT