

\$639,999 - 22311 119 Avenue, Edmonton

MLS® #E4462595

\$639,999

4 Bedroom, 3.00 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this rare find - a beautifully maintained 4-bedroom, 3-bath bungalow perfectly set on 1.4 acres within city limits. Offering the best of both worlds, this property gives you the peace & privacy of country living with the convenience of being just minutes from schools, shopping, and major amenities. Step inside to a bright, open-concept main floor featuring a spacious living room and a large kitchen with ample cabinetry and room to gather. The main level hosts 3 bedrooms and 2 full baths, including a comfortable primary suite. Downstairs, the fully finished basement offers a 4th bedroom, 3rd full bath, and a huge rec room -ideal for family movie nights or entertaining guests. Outside, youâ€™ll fall in love with the expansive 1.4-acre lot, offering endless possibilities for gardening, play, or simply enjoying the outdoors. The large shop provides exceptional space for vehicles, hobbies, or storage - perfect for anyone needing extra room for work or recreation.

Built in 2009

Essential Information

MLS® #	E4462595
Price	\$639,999
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,445
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	22311 119 Avenue
Area	Edmonton
Subdivision	Kinglet Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0S9

Amenities

Amenities	Deck, Front Porch, See Remarks
Parking	Front Drive Access, RV Parking, Shop, See Remarks

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 17th, 2025

Days on Market 1

Zoning Zone 59

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