# \$534,990 - 1531 22 Street, Edmonton

MLS® #E4446142

#### \$534,990

4 Bedroom, 3.50 Bathroom, 1,664 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning 4-Bedroom Home with Fully Finished Basement & Second Kitchen in Laurel! This home offers 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout perfect for families or investors. Open main floor featuring a modern kitchen with stainless steel appliances, and a large island â€" ideal for meal prep and entertaining. The inviting living and dining areas are filled with natural light and contemporary finishes throughout. Upstairs, you'II find 3 generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The fully finished basement features a 4th bedroom, full bathroom, a spacious living area, and a second kitchen â€" perfect for multi-generational living. Enjoy the outdoors in the private, fenced backyard and take advantage of the double detached garage. Located close to Svend Hansen school, parks, public transit, and the Meadows Rec Centre, with quick access to Anthony Henday.

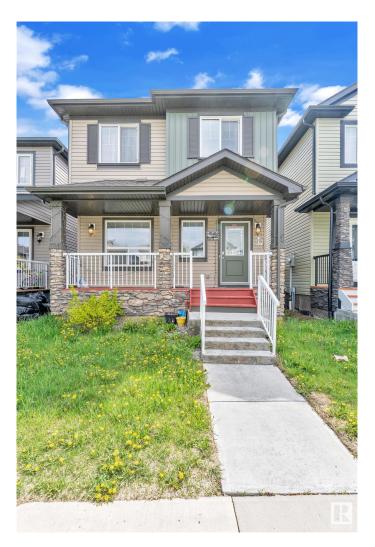
Built in 2018

## **Essential Information**

MLS® # E4446142 Price \$534,990

Bedrooms 4

Bathrooms 3.50





Full Baths 3
Half Baths 1

Square Footage 1,664
Acres 0.00
Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1531 22 Street

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2B8

## **Amenities**

Amenities On Street Parking

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 5th, 2025

Days on Market 52

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 August 25th, 2025 at 11:47pm MDT