

\$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	39
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 June 21st, 2025 at 10:17pm MDT