

## \$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 | 35             |
| Zoning         | Zone 30        |

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Listing information last updated on June 18th, 2025 at 9:02pm MDT