

Courtesy Of Gurpreet Cheema Of Royal Lepage Magna

## \$674,500 - 5316 22 Avenue, Edmonton

MLS® #E4420007

### \$674,500

5 Bedroom, 4.00 Bathroom, 2,006 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

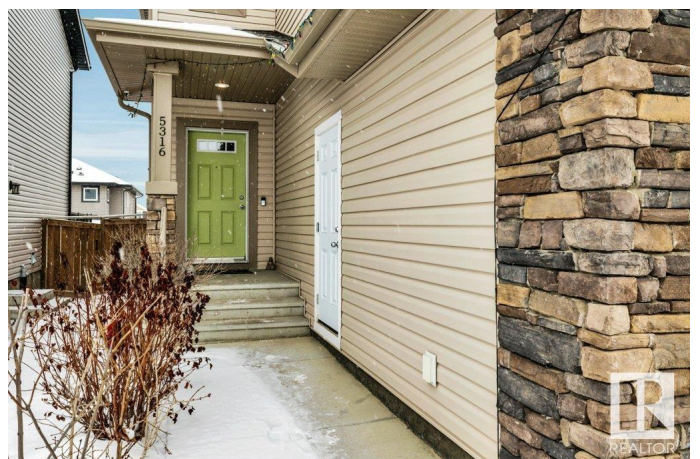
#### \*SPICE KITCHEN & FULL BATH ON MAIN \*

Welcome to beautiful well maintained 2-story home, 2700+ sqf living space, That offers OPEN TO BELOW foyer area on entry, The main floor boasts 9ft ceiling, a modern kitchen with quartz countertop & SS appliances, Spice kitchen for more cooking space, Living area & dining area's has large windows, good size DEN/OFFICE and FULL BATHROOM on main floor. Dining nook with access to attached deck and fully landscaped back yard. Upper level has spacious Bonus room, generous size master suite includes a walk-in-closet and 5pc ensuite. Two additional bedrooms share a second full bath and good size Laundry area. THE FULLY FINISHED BASEMENT offers 2 bedrooms, kitchen, full bath and laundry area with SEPARATE ENTRY. The garage has a sink and plenty of storage with built-in cabinets, making it more useful and organized. Walking distance from School & walker plaza, Near shopping center and easy access to Anthony Henday. Must see Home.

Built in 2019

#### Essential Information

MLS® #	E4420007
Price	\$674,500
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,006
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5316 22 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, See Remarks, 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	Airport Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks, Partially Fenced

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

### **Additional Information**

Date Listed February 1st, 2025

Days on Market 69

Zoning Zone 53

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 April 11th, 2025 at 12:02pm MDT