

## \$739,000 - 2228 22 Street, Edmonton

MLS® #E4449259

**\$739,000**

7 Bedroom, 4.50 Bathroom, 2,523 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Exquisite 2-story home built in 2016, over 2500 sq ft above grade plus a fully finished basement with a separate entrance. Nestled in the desirable community of Laurel, this gem is situated in a tranquil cul-de-sac for family enjoyment. Grand entrance, spacious living with fireplace, dining, and a modern kitchen with a large island, walk-thru pantry, gas stove, and stunning granite countertops. Upstairs features a large bonus room, 3 bedrooms, Jack and Jill bathroom, and an additional bath. Master bedroom boasts a beautiful ensuite with stand-up shower, double sink, and a gorgeous tub. The fully finished basement includes 3 bedrooms, a stylish kitchen, and a spacious living room. Oversize double-attached garage and a generous yard. 9 ft. ceilings throughout, blending modern elegance with family comfort. Your dream home awaits!

Built in 2015

### Essential Information

MLS® #	E4449259
Price	\$739,000
Bedrooms	7
Bathrooms	4.50
Full Baths	4
Half Baths	1



Square Footage	2,523
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2228 22 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 23rd, 2025
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Days on Market 8  
Zoning Zone 30



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