

## \$449,999 - 5024 22 Avenue, Edmonton

MLS® #E4431826

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,511 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to 5024 22 Avenue SW, nestled in the vibrant and family-friendly community of Walker! This beautifully maintained 1511 sq ft home offers 3 spacious bedrooms, 2.5 bathrooms, and a functional layout designed for comfort and convenience. Step inside to a welcoming front living room filled with natural light, perfect for relaxing or hosting guests. The modern kitchen features stainless steel appliances, a central island, pantry, and a spacious dining area that opens onto the fully fenced backyard—ideal for BBQs, pets, and kids to play. Upstairs, you'll find a generous primary suite with a walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement offers potential for future development. Enjoy being just minutes away from schools, parks, walking trails, playgrounds, transit, and all major amenities including Walmart, Superstore, Sobeys, and South Edmonton Common. Quick access to Anthony Henday and Ellerslie Road makes commuting a breeze!

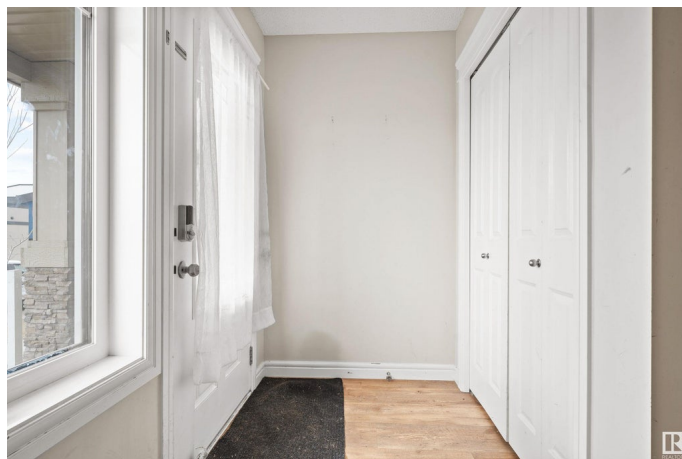
Built in 2017

### Essential Information

MLS® # E4431826

Price \$449,999

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	5024 22 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 18th, 2025  
Days on Market      15  
Zoning                Zone 53

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