

## \$765,000 - 2212 22 Street, Edmonton

MLS® #E4445117

**\$765,000**

6 Bedroom, 4.00 Bathroom, 2,891 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 6-BEDROOM home with 3 KITCHENS, located in a quiet Laurel CUL-DE-SAC and offering nearly 4,000 sq ft of living space, including a fully finished basement with a SEPARATE entrance, 2 bedrooms, a 4-piece bath, and a kitchen. A grand double-door entry opens to a bright foyer with soaring ceilings, a metal-railed staircase, and tiled floors. The main floor features a DEN with a full 4-piece bath, a cozy living room with a gas fireplace and custom built-ins, a gourmet kitchen with granite countertops, upgraded white appliances, and a fully equipped SPICE KITCHEN. Upstairs offers 4 spacious bedrooms, including a massive primary suite with a luxurious 5-piece ensuite, a 4-piece bath, and a large bonus room. Additional features include NEW carpet, modern chandeliers, coffered ceiling, closet organizers, 9-ft ceilings, central A/C, and a gas line connection on the deck. Located within walking distance to the Meadows Rec Centre, schools, shopping plaza with quick access to Anthony Henday!!

Built in 2016

### Essential Information

MLS® # E4445117

Price \$765,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,891                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2212 22 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z1        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Water Tankless, See Remarks, HRV System |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 30         |

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Listing information last updated on July 11th, 2025 at 8:18am MDT