# \$534,990 - 1531 22 Street, Edmonton

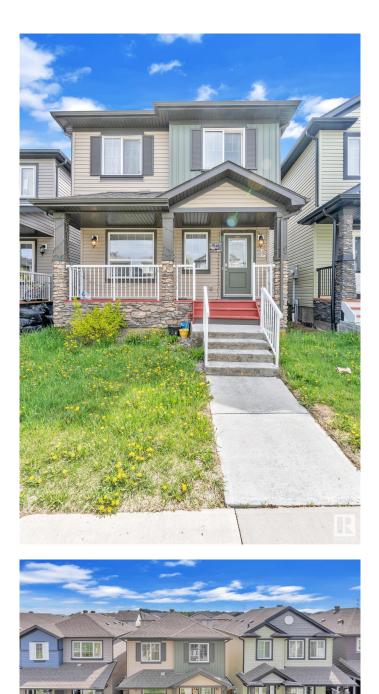
MLS® #E4446142

#### \$534,990

4 Bedroom, 3.50 Bathroom, 1,664 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning 4-Bedroom Home with Fully Finished **Basement & Second Kitchen in Laurel! POTENTIAL SIDE ENTRANCE!** This home offers 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout perfect for families or investors. Open main floor featuring a modern kitchen with stainless steel appliances, and a large island â€" ideal for meal prep and entertaining. The inviting living and dining areas are filled with natural light and contemporary finishes throughout. Upstairs, you'II find 3 generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The fully finished basement features a 4th bedroom, full bathroom, a spacious living area, and a second kitchen â€" perfect for multi-generational living or potential rental income. Enjoy the outdoors in the private, fenced backyard and take advantage of the double detached garage. Located close to Svend Hansen school, parks, public transit, and the Meadows Rec Centre, with quick access to Anthony Henday.



Built in 2018

#### **Essential Information**

MLS® # E4446142 Price \$534,990

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 1531 22 Street |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2B8        |

# Amenities

| Amenities | On Street Parking      |
|-----------|------------------------|
| Parking   | Double Garage Detached |

## Interior

| Interior Features | ensuite bathroom                           |           |      |      |            |
|-------------------|--|-----------|------|------|------------|
| Appliances        | Dishwasher-Built-In,                       | Microwave | Hood | Fan, | Dryer-Two, |
|                   | Refrigerators-Two, Stoves-Two, Washers-Two |           |      |      |            |
| Heating           | Forced Air-1, Natural Gas                  | S         |      |      |            |
| Stories           | 3  |           |      |      |            |
| Has Basement      | Yes  |           |      |      |            |
| Basement          | Full, Finished                             |           |      |      |            |

### Exterior

| Exterior          | Wood, Stone, Vinyl |
|-------------------|--------------------|
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |

#### Foundation Concrete Perimeter

#### **Additional Information**

| Date Listed    | July 5th, 2025 |
|----------------|----------------|
| Days on Market | 14             |
| Zoning         | Zone 30        |



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Listing information last updated on July 19th, 2025 at 1:17am MDT