

# \$639,999 - 22311 119 Avenue, Edmonton

MLS® #E4462595

## \$639,999

4 Bedroom, 3.00 Bathroom, 1,445 sqft  
Single Family on 0.00 Acres

Kinglet Gardens, Edmonton, AB

Welcome to this rare gem - a beautifully cared-for 4-bedroom, 3-bath bungalow set on an expansive 1.44-acre lot within city limits. This property truly stands out for its incredible shop, fully equipped with heated floors, compressed air lines, a trench drain, washroom, laundry, and abundant storage; an ideal setup for hobbyists, tradespeople, or anyone seeking the ultimate workshop in Edmonton. Offering the best of both worlds, this home combines the peace and privacy of country living with the convenience of city life, just minutes from schools, shopping, and major amenities. Outside, the sprawling grounds invite you to garden, play, or simply relax and enjoy the tranquility of your own private retreat.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462595  |
| Price          | \$639,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,445     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22311 119 Avenue |
| Area        | Edmonton         |
| Subdivision | Kinglet Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0S9          |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Deck, Front Porch, See Remarks                    |
| Parking   | Front Drive Access, RV Parking, Shop, See Remarks |

### Interior

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

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 59            |

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Listing information last updated on November 1st, 2025 at 12:02am MDT