

## \$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

Priced to sell - this home 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. Partly finished basement has electric, plumbing, washroom tub and drywalls done and only few thousands away to make it fully furnished. Steps away from schools, parks, walking trails, playgrounds, transit, and all major amenities including Walmart, Superstore etc. Quick access to Anthony Henday and Ellerslie Road makes commuting a breeze!

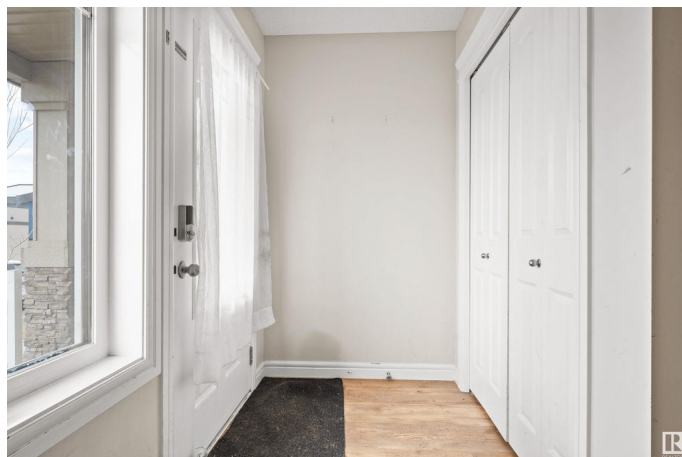
Built in 2017

### 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      108  
Zoning                Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 4th, 2025 at 11:17am MDT