

\$452,800 - 5032 22 Avenue, Edmonton

MLS® #E4428214

\$452,800

4 Bedroom, 2.50 Bathroom, 1,376 sqft
Single Family on 0.00 Acres

Walker, Edmonton, AB

Nestled in WALKER LAKES, Southwest Edmonton, this stunning 4-bedroom, 2.5-bathroom home blends modern style with comfort. Built in 2019, it features an open-concept design, a spacious living room with elegant custom slats, a cozy fireplace, and durable vinyl plank flooring. The gourmet kitchen boasts sleek white cabinetry, quartz countertops, stainless steel appliances, and a quartz island, perfect for entertaining, casual meals or a quick morning coffee. A door leads to the private backyard retreat with a luxurious HOT TUB (installed in 2022, valued at \$20K), a stylish GAZEBO, and a maintenance free deck. Upstairs, the primary suite offers a 4-pc ensuite and his & hers closets, plus two additional spacious bedrooms and a full bath. The partially finished basement adds a fourth bedroom, rec room, laundry, and storage. A double detached garage provides secure parking. With NO CONDO FEES, this home offers modern living near all amenities and the airport.

Built in 2019

Essential Information

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|----------|-----------|
| MLS® # | E4428214 |
| Price | \$452,800 |
| Bedrooms | 4 |



| | |
|----------------|----------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,376 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5032 22 Avenue |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2H7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Gazebo, Hot Tub |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Remote Control, See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 45 |
| Zoning | Zone 53 |

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