

Courtesy Of Sidharth Sharma Of Rite Realty

\$490,000 - 1312 22 Street, Edmonton

MLS® #E4457556

\$490,000

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning single-family home in the highly desirable community of Laurel. This masterpiece blends luxury with affordability, featuring elegant vinyl flooring throughout and upgraded finishes, including modern cabinetry, stylish lighting, and a striking electric fireplace. The thoughtfully designed layout creates a warm and inviting atmosphere. Looking to build a basement to rent out, the home includes a separate entry! The main floor boasts a spacious open-concept living area, complemented by a dining nook that seamlessly connects to a beautifully designed kitchen. Upstairs, the master bedroom gives off luxury with its generous size and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. Additional conveniences include a garage parking pad, as well as a washer, dryer, dishwasher, electric stove, and microwave. Plus, Save-On-Foods and other shopping plazas are nearby, and Svend Hansen School is within walking distance.

Built in 2023

Essential Information

MLS® # E4457556

Price \$490,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1312 22 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025
Days on Market 23
Zoning Zone 30

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 October 5th, 2025 at 6:17pm MDT