# \$359,900 - 5409 22 Avenue, Edmonton

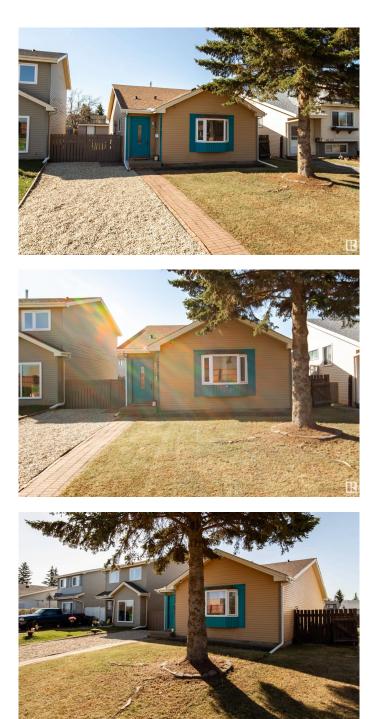
MLS® #E4434227

#### \$359,900

5 Bedroom, 2.00 Bathroom, 1,096 sqft Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Could work out cheaper than renting! This fantastic bright, well maintained starter home or investment opportunity. Situated on a quiet street but within walking distance to shopping, schools, restaurants, parks, LRT & all amenities. Come in to the the large living room with hardwood flooring & upright movable bar with granite top. The big kitchen has lots of cupboard space & countertops even has it's own stacked washer/dryer for upstairs. Also has a breakfast bar with granite counter. There is a separate side door to go down to fully finished basement with gorgeous maple 2nd kitchen with gas countertop stove, 2 bedrooms, 4 pc. bathroom, Living room, dining area, nook or could be office. Most of the big stuff is done, new roof, newer furnace & hot water tank. The large sunny south facing private back yard has a new 18' x 10' storage shed (shed sold as is where is) has lots of space for all your gardening tools plus more. Parking off street. Go take a look, bring the family, I really think you'll like it.



Built in 1981

### **Essential Information**

MLS® #	E4434227
Price	\$359,900
Bedrooms	5

2.00
2
1,096
0.00
1981
Single Family
Detached Single Family
Bungalow
Active

## **Community Information**

Address	5409 22 Avenue
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4V1

### Amenities

Amenities	Off Street Parking, No Animal Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Front Drive Access, No Garage
Interior	
Appliances	Dishwasher-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished
Exterior	
Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

### **Additional Information**

Date ListedMay 2nd, 2025Days on Market6ZoningZone 29

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Listing information last updated on May 8th, 2025 at 3:17am MDT