

## \$534,990 - 1531 22 Street, Edmonton

MLS® #E4446142

**\$534,990**

4 Bedroom, 3.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning 4-Bedroom Home with Fully Finished Basement & Second Kitchen in Laurel!

**POTENTIAL SIDE ENTRANCE!** This home offers 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout perfect for families or investors. Open main floor featuring a modern kitchen with stainless steel appliances, and a large island – ideal for meal prep and entertaining. The inviting living and dining areas are filled with natural light and contemporary finishes throughout. Upstairs, you’ll find 3 generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The fully finished basement features a 4th bedroom, full bathroom, a spacious living area, and a second kitchen – perfect for multi-generational living or potential rental income. Enjoy the outdoors in the private, fenced backyard and take advantage of the double detached garage. Located close to Svend Hansen school, parks, public transit, and the Meadows Rec Centre, with quick access to Anthony Henday.

Built in 2018

### Essential Information

MLS® # E4446142

Price \$534,990



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1531 22 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B8

### Amenities

Amenities	On Street Parking
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                15

Zoning                              Zone 30



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