

## \$919,000 - 1836 22 Street, Edmonton

MLS® #E4452311

**\$919,000**

8 Bedroom, 6.00 Bathroom, 2,786 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

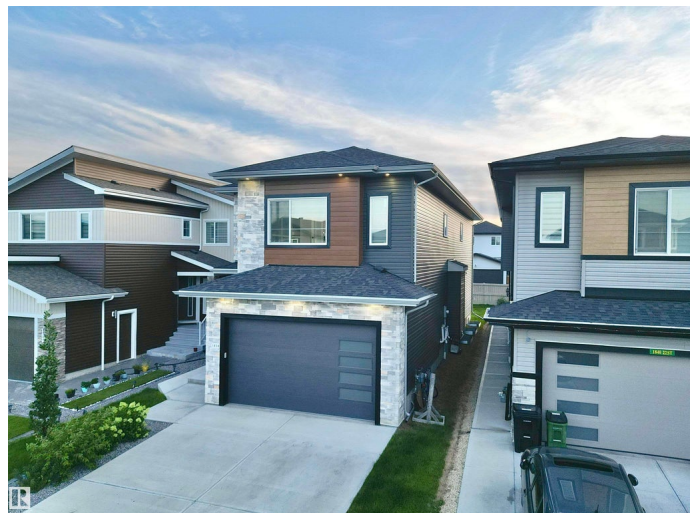
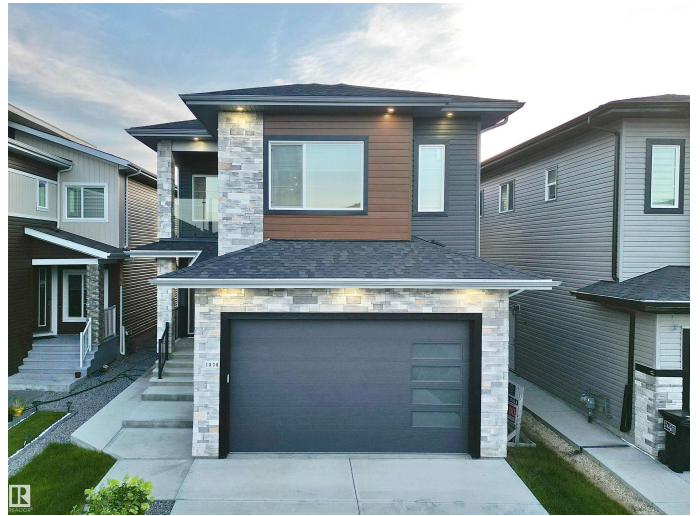
Discover this luxurious BUILT GREEN custom home in Laurel, offering over 3,900 sq. ft. of TOTAL living space, including a fully finished basement with SEPARATE ENTRANCE featuring 2-BED LEGAL SUITE plus bachelor option. The home boasts DUAL MASTER bedrooms with walk-in closets and 5-pc and 4-pc ensuites, one opening to a covered DURA DECK BALCONY. Upon entry, the living space features open-to-below ceiling with magnificent chandelier, a bedroom with a 4-pc ensuite flowing into a second spacious living area with a feature wall and electric fireplace. The chef's kitchen offers sleek cabinetry, a large island, gas cooktop, stainless steel appliances, granite/ quartz countertops, and a main-floor SPICE KITCHEN. Upstairs offers 4 bedrooms and 3 full baths, while the basement includes 3 bedrooms, a kitchen, and 2 4-pc baths. Additional highlights include detailed ceilings, feature walls, chandeliers, custom blinds, 9-ft basement ceiling, fully landscaped backyard, and spacious double garage with 9-ft door.

Built in 2022

### Essential Information

MLS® # E4452311

Price \$919,000



Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,786
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1836 22 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2M5

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	16
Zoning	Zone 30

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Listing information last updated on August 26th, 2025 at 8:17am MDT