

Courtesy Of Aditya Batra Of MaxWell Polaris

# \$667,000 - 5320 22 Avenue, Edmonton

MLS® #E4422420

**\$667,000**

4 Bedroom, 3.50 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stunning 2-STOREY HOME in WALKER Summit! With 4 bedrooms and 3.5 baths, this awe-inspiring property spans over 2900 sqft. It includes a LEGAL BASEMENT SUITE with a SEPARATE ENTRANCE. The main floor features luxury vinyl flooring, ceramic tiles, and a gourmet kitchen with quartz counters, GAS COOKTOP, Canopy HOODFAN, BUILT-IN appliances, and a colossal island. The family room boasts an ELECTRIC FIREPLACE, and the formal dining area offers versatility. Upstairs, you'll find a massive bonus room, SPINDLE RAILING, a laundry room, and a grand owner's suite with a 5-piece ENSUITE and 2 good size room and WALK-IN closets and a 4 pcs Washroom. The basement includes a SECOND KITCHEN, bedroom, bathroom, separate laundry and living room. The outdoor space features a DECK, LANSCAPED yard with a FENCE, and GAZEBO. Additional features include AIR CONDITIONING, HEATED GARAGE, NATURAL GAS for BBQ and many more. Walking distance to SHAUNA MAY SCHOOL, Commercial and PUBLIC TRANSPORT.

Built in 2019

## Essential Information

MLS® # E4422420

Price \$667,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,173
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5320 22 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H8

### **Amenities**

Amenities	Air Conditioner, Deck, Gazebo
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Commercial, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	21
Zoning	Zone 53

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Listing information last updated on March 14th, 2025 at 9:17pm MDT