

\$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



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,096 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | 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 |

Foundation Concrete Perimeter

Additional Information

Date Listed May 2nd, 2025

Days on Market 12

Zoning Zone 29

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