

## \$799,900 - 1923 22 Street, Edmonton

MLS® #E4437058

**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,394 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Your best life begins with a home that inspires you. There is no doubt that this FRESHLY PAINTED 2400 sqft, highly customized, 6 BEDROOM & 4 FULL BATHROOMS house with 956 SQFT OF LEGAL BASEMENT SUITE (RENTED FOR \$1400) is the pure definition of class. Beam with pride as you show off this modern exterior look, open floor plan, boasting a modern kitchen with jaw dropping upgrades, an open to above living room with massive sun filled windows, SPICE KITCHEN, tiles throughout the main floor, built in microwave and oven wooden wrapped fireplace. The main level is also home to a BEDROOM that is complemented by full bathroom across the hall. The master also features a custom-built walk-in closet, fully tiled shower, and dual vanity. The 2nd level offers 2 more bedrooms, a beautifully designed bonus room to offer an additional space to entertain. Deck is already in place and many more features to enjoy. A must see house.

Built in 2020

### Essential Information

MLS® # E4437058

Price \$799,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,394                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1923 22 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2L2        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-2, 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 |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                32  
Zoning                              Zone 30



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