

## \$419,900 - 5020 22 Avenue, Edmonton

MLS® #E4442641

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Corner unit with no condo fees. Upgraded Samsung appliances. Super Clean, Bright, Smart Home in a Fantastic Location! It's been smoke-free and pet-free since day one. Inside, you'll find a bright space filled with natural sunlight throughout the day and All three bedrooms have walk-in closets, and there's a decent-sized backyard perfect for relaxing, gardening, or entertaining. This is a fully upgraded Otto smart home. From your phone - no matter where you are - you can lock or unlock the door, control the lights, adjust the temperature, and monitor activity for extra security and peace of mind. Excellent location right across from 7-Eleven, a family clinic, pharmacy, and great eating spots. The bus stop is at your doorstep, and you're just a 5-minute drive from Walmart, Dollarama, and more. Plus, it's close to a school, making it a perfect choice for families. The seller is offering a \$2,000 cash credit at closing towards the cost of a future deck!

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442641  |
| Price     | \$419,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,435                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5020 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2H7        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                        |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                             |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                49  
Zoning                              Zone 53

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