

\$280,000 - 15112 22 Street, Edmonton

MLS® #E4445866

\$280,000

3 Bedroom, 1.50 Bathroom, 1,181 sqft
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Check out this bright and welcoming 3-bedroom, 1.5-bath half duplex in Fraser! With 1,180 sq. ft., this home has plenty of space for a family or first-time buyer. The main floor has a sunny living room that feels open and airy, plus a spacious kitchen with stainless steel appliances (2019) that flows right into the dining area – perfect for everyday meals or hosting friends. Upstairs, you’ll find three comfortable bedrooms and a full 4-piece bathroom. The backyard is fenced and landscaped, with a deck that’s great for BBQs or just relaxing on warm days. Other nice updates include roller shades, some newer windows and doors (2023), a newer hot water tank, and central vac. This home is in a super convenient spot – close to a playground, public transit, schools, and shopping. Move-in ready and waiting for you!

Built in 1980

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445866 |
| Price | \$280,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,181 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 15112 22 Street |
| Area | Edmonton |
| Subdivision | Fraser |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 1Y9 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Front Drive Access, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 35 |

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