

# \$449,900 - 5112 22 Avenue, Edmonton

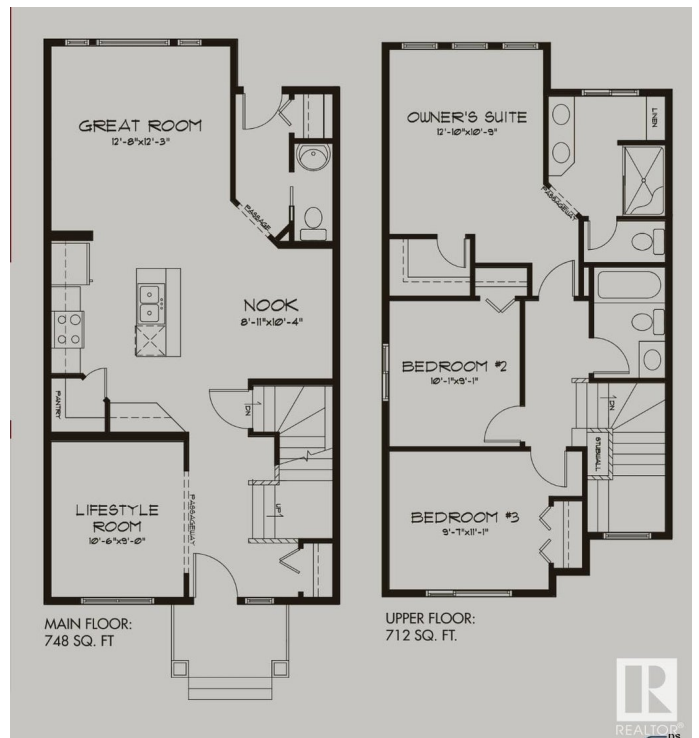
MLS® #E4425766

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,446 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stunning end-unit home w/Central AC in the highly desirable Walker neighborhood of southeast Edmonton! Situated just minutes from public schools, parks, and a variety of shopping and dining options, this property offers both convenience and comfort. Built in 2018 by the renowned Pacesetter Homes, known for their exceptional craftsmanship, this home features a spacious main floor den and a formal dining area, perfect for hosting guests. The modern finishes throughout complement the functional design, with 3 spacious bedrooms and 2 full bathrooms upstairs, plus a convenient half bath on the main level. The partially finished basement is drywalled and ready for your personal touch. Additional highlights include double windows, a water softener, and a double detached garage. Outside, you'll find a large, fully landscaped backyard with a rear deck—ideal for outdoor living. Fully fenced and move-in ready, this home is priced to sell and won't last long!



Built in 2018

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425766  |
| Price    | \$449,900 |
| Bedrooms | 3         |

|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,446                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5112 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2H7        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Secured Parking |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Commercial, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 14th, 2025  
Days on Market 23  
Zoning Zone 53



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Listing information last updated on April 6th, 2025 at 8:32am MDT