

## \$452,800 - 5032 22 Avenue, Edmonton

MLS® #E4428214

**\$452,800**

4 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Nestled in WALKER LAKES, Southwest Edmonton, this stunning 4-bedroom, 2.5-bathroom home blends modern style with comfort. Built in 2019, it features an open-concept design, a spacious living room with elegant custom slats, a cozy fireplace, and durable vinyl plank flooring. The gourmet kitchen boasts sleek white cabinetry, quartz countertops, stainless steel appliances, and a quartz island, perfect for entertaining, casual meals or a quick morning coffee. A door leads to the private backyard retreat with a luxurious HOT TUB (installed in 2022, valued at \$20K), a stylish GAZEBO, and a maintenance free deck. Upstairs, the primary suite offers a 4-pc ensuite and his & hers closets, plus two additional spacious bedrooms and a full bath. The partially finished basement adds a fourth bedroom, rec room, laundry, and storage. A double detached garage provides secure parking. With NO CONDO FEES, this home offers modern living near all amenities and the airport.

Built in 2019

### Essential Information

MLS® # E4428214

Price \$452,800

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	5032 22 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H7

### Amenities

Amenities	Deck, Gazebo, Hot Tub
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 29th, 2025
Days on Market	21
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:17am MDT