

## \$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. Double car garage that fits 2 full-size SUVs. 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 less than 3-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	70
Zoning	Zone 53

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