

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

MLS® #E4430170

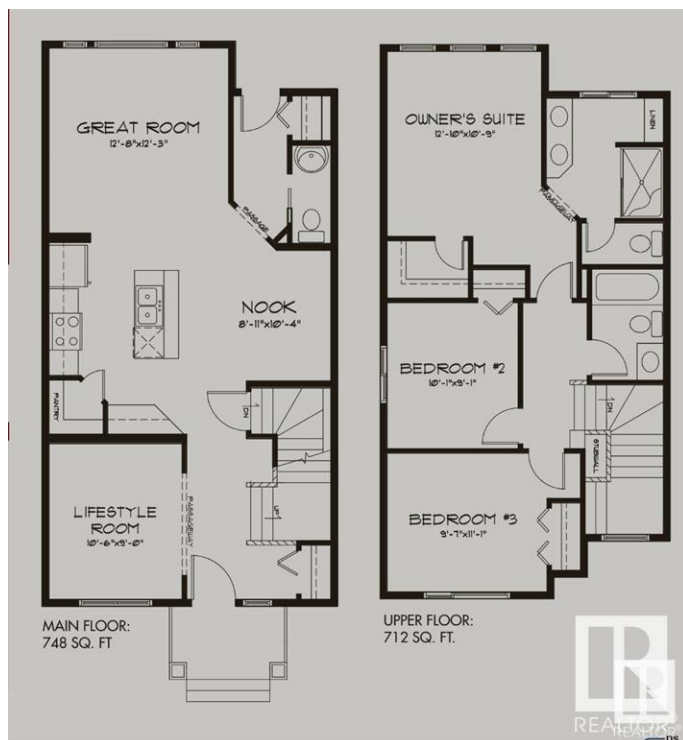
**\$449,900**

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® # E4430170

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

School Information

Elementary Shauna MAy Seneca School  
Middle Shauna MAy Seneca School  
High Elder DR. Francis Whiskey



Additional Information

Date Listed April 10th, 2025  
Days on Market 9  
Zoning Zone 53

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