

## \$543,000 - 1536 22 St Nw, Edmonton

MLS® #E4461856

**\$543,000**

4 Bedroom, 3.50 Bathroom, 1,706 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Beautiful home in the highly desired community of Laurel, Edmonton! Features a fully finished basement with a bedroom & ensuite, 3 bedrooms upstairs, and a Bonus room plus double detached garage. Ideally located just steps from schools, parks, and all amenities. A perfect family home in a prime location! offering a family-friendly atmosphere and easy access to shopping, parks, and transit. Donâ€™t miss your chance to own this stunning property in a prime location!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461856               |
| Price          | \$543,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,706                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 1536 22 St Nw |
| Area        | Edmonton      |
| Subdivision | Laurel        |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2B8       |

## Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, See Remarks |
| Parking   | Double Garage Detached                                                                            |

## Interior

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

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

## School Information

|            |                     |
|------------|---------------------|
| Elementary | Svend Hansen school |
|------------|---------------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 21                 |
| Zoning         | Zone 30            |

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Listing information last updated on November 1st, 2025 at 7:47am MDT