

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

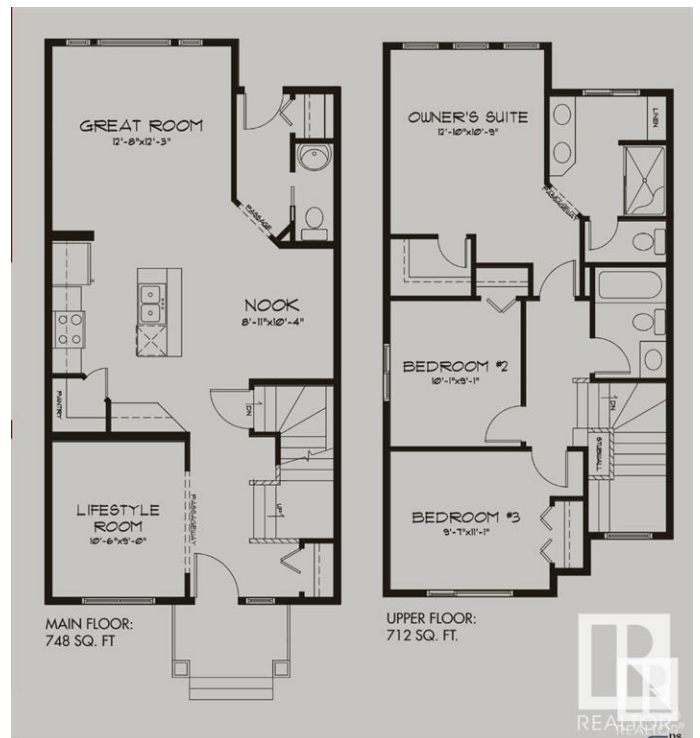
MLS® #E4430170

**\$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 10  
Zoning Zone 53

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