

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

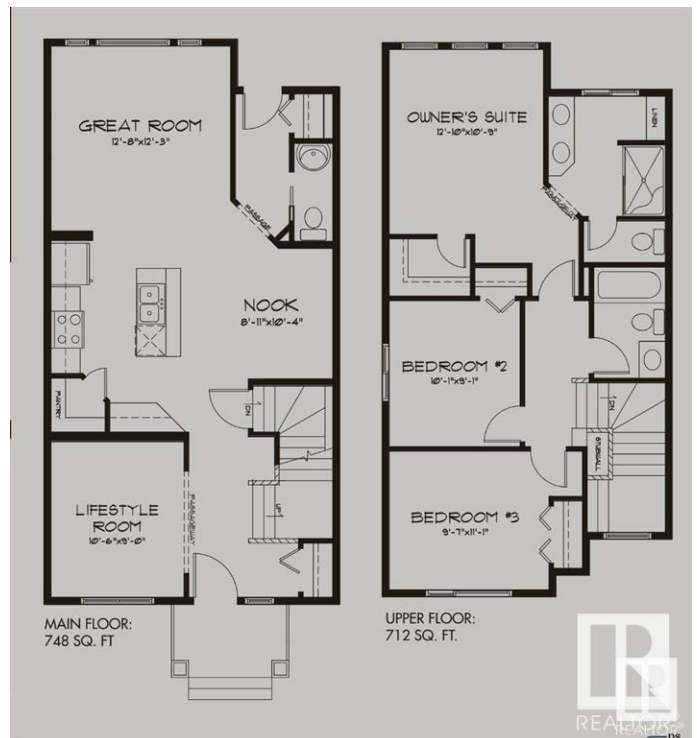
MLS® #E4430170

**\$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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Listing information last updated on April 19th, 2025 at 11:32am MDT