

## **\$359,900 - 5409 22 Avenue, Edmonton**

MLS® #E4434227

**\$359,900**

5 Bedroom, 2.00 Bathroom, 1,096 sqft

Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Could work out cheaper than renting! This fantastic bright, well maintained starter home or investment opportunity. Situated on a quiet street but within walking distance to shopping, schools, restaurants, parks, LRT & all amenities. Come in to the the large living room with hardwood flooring & upright movable bar with granite top. The big kitchen has lots of cupboard space & countertops even has it's own stacked washer/dryer for upstairs. Also has a breakfast bar with granite counter. There is a separate side door to go down to fully finished basement with gorgeous maple 2nd kitchen with gas countertop stove, 2 bedrooms, 4 pc. bathroom, Living room, dining area, nook or could be office. Most of the big stuff is done, new roof, newer furnace & hot water tank. The large sunny south facing private back yard has a new 18' x 10' storage shed (shed sold as is where is) has lots of space for all your gardening tools plus more. Parking off street. Go take a look, bring the family, I really think you'll like it.

Built in 1981

### **Essential Information**

MLS® # E4434227

Price \$359,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,096                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5409 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Meyokumin      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4V1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, No Animal Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Front Drive Access, No Garage   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 2025

Days on Market                10

Zoning                            Zone 29

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Listing information last updated on May 11th, 2025 at 11:47pm MDT