

## \$739,000 - 2211 22 Street, Edmonton

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MLS® #E4447992

**\$739,000**

6 Bedroom, 4.00 Bathroom, 2,421 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Backing Onto the Pond. Custom Built Stunning detached home located on quiet cul-de-sac in highly desirable community of Laurel. Double door entry. Open to above living with stunning feature wall & lookout to pond. Truly Remarkable kitchen with custom layout. Pantry for additional storage. Open concept dining with indent ceiling & walkout to huge deck, perfect for hosting family gatherings while enjoying breathtaking views of serene pond. Main floor den/br & full bath. 2nd floor with spacious bonus room, indent ceiling, Access to balcony with picturesque view of tranquil pond, start your day or unwind in evening surrounded by nature's beauty. Massive Primary bed w/5pc ensuite, His/her's closet. 2 additional br on 2nd floor, each with its own charm & common 4 pc bath. Separate side entry to Fully finished walkout bsmt with large windows, Kitchen, living space, 2 Bed & full bath. Walking distance to high school, rec centre & amenities. This home checks off all your boxes.

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447992  |
| Price    | \$739,000 |
| Bedrooms | 6         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,421                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2211 22 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z1        |

### Amenities

|               |                                                                                                                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                                                                                                             |

### Interior

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

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, Stream/Pool |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Vinyl                  |
| Foundation   | Concrete Perimeter           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 30         |



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Listing information last updated on August 2nd, 2025 at 7:47am MDT