

## \$564,999 - 5404 22 Avenue, Edmonton

MLS® #E4464177

**\$564,999**

3 Bedroom, 2.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this inviting family home in the friendly community of Walker! With an attached double garage, separate side entrance, rear deck, and a landscaped, partially fenced backyard, there's plenty of space for outdoor play, BBQs, and everyday living. Inside, the open-concept main floor brings everyone together with a bright living room featuring a cozy electric fireplace and a modern kitchen with stainless steel appliances—perfect for cooking, gathering, and making memories. Upstairs, a spacious bonus room offers an ideal spot for movie nights or a play area, while convenient second-floor laundry makes busy routines easier. Three comfortable bedrooms complete the level, including a generous primary suite with a walk-in closet and a relaxing ensuite with double sinks, a walk-in shower, and a soaker tub—your own little retreat after a long day. A wonderful place to grow, play, and call home in family-friendly SE Edmonton.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464177  |
| Price     | \$564,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,812                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5404 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2H8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Insert                                                                                                                      |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 53            |

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