

## \$764,400 - 2211 22 Street, Edmonton

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MLS® #E4444406

**\$764,400**

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® #	E4444406
Price	\$764,400
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	June 26th, 2025
Days on Market	18
Zoning	Zone 30



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