

Courtesy Of Matt Ferguson Of Exp Realty

## \$459,900 - 5309 22 Avenue, Edmonton

MLS® #E4454069

**\$459,900**

2 Bedroom, 2.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

**NO CONDO FEES and UNBEATABLE VALUE!** Welcome to this brand new residential attached built by the award-winning Pacesetter Homes in the highly sought-after community of Walker. Offering nearly 1436 sq ft of modern living space, this home is the perfect fit for a young family or couple. Step inside to find a bright and open main floor with upgraded luxury vinyl plank flooring flowing throughout the great room, kitchen. The chef-inspired kitchen showcases upgraded cabinetry, stylish countertops, and a sleek tile backsplash. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms, including a primary suite with a private ensuite. To top it off, this home comes complete with a double detached garage—everything you need for comfort and convenience in one of South Edmonton's most desirable neighborhoods.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454069  |
| Price      | \$459,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,437                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5309 22 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0H6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

Date Listed August 21st, 2025

Days on Market 29

Zoning Zone 53

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Listing information last updated on September 19th, 2025 at 6:47am MDT