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

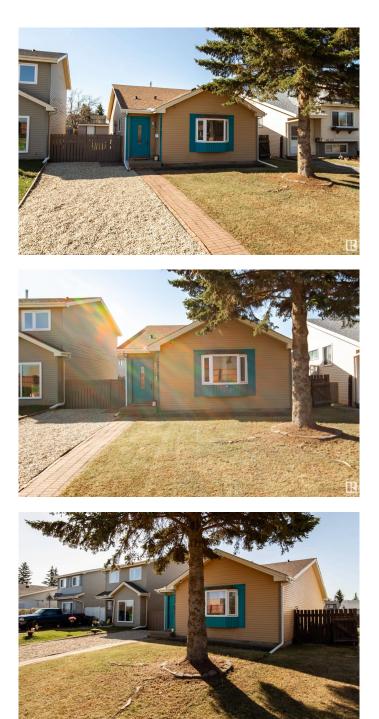
MLS® #E4434227

#### \$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         |

| 2.00                   |
|------------------------|
| 2                      |
| 1,096                  |
| 0.00                   |
| 1981                   |
| Single Family          |
| Detached Single Family |
| Bungalow               |
| 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<br>Hookup   |
|-------------------|--|
| Parking           | Front Drive Access, No Garage  |
| Interior          |  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Stove-Countertop Gas,<br>Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall<br>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<br>Nearby, Public Swimming Pool, Public Transportation, Schools,<br>Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

### **Additional Information**

Date ListedMay 2nd, 2025Days on Market5ZoningZone 29

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Listing information last updated on May 7th, 2025 at 4:17am MDT