

## \$459,900 - 5118 22 Avenue, Edmonton

MLS® #E4441207

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Discover this charming 2-storey attached townhouse in the desirable community of Walker—NO CONDO FEES! Offering 3 bedrooms upstairs plus an additional bedroom in the fully finished basement, there's room for the whole family. The kitchen features sleek quartz countertops, perfect for cooking and entertaining. Stay cool all summer with central air conditioning and enjoy the durability and style of vinyl plank flooring. The main floor includes a front office/flex room, ideal for working from home or extra living space. A spacious double detached garage adds convenience and storage. Prime location near parks, schools, and shopping!

Built in 2018

### Essential Information

MLS® #	E4441207
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,490
Acres	0.00
Year Built	2018
Type	Single Family



Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	5118 22 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2H7

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Shauna May Seneca School
Middle	Shauna May Seneca School

### Additional Information

Date Listed	June 8th, 2025
-------------	----------------

Days on Market 8

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:47am MDT