

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 28

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 September 18th, 2025 at 5:26am MDT