



## 20516 22 Avenue Edmonton AB

\$599,000

Beautiful Detached House with 4 Bedrooms and 2.5 Bathrooms. Laundry on the 2nd Floor. Located a short drive to all the amenities like Food Basics, shopping malls, restaurants, elementary and secondary schools, parks, and more. Embrace the beauty of nature surrounding this home. Facing a natural reserve, there are countless walking trails ready for you and your family to explore. The wetland ecosystem within the community allows you to experience plants and wildlife close to home. With easy access to several major transportation corridors and only a 4-minute drive to Anthony Henday Drive, getting around is convenient. Multiple schools nearby, including Bessie Nichols School, Sister Annata Brockman Elementary/Junior High School, and St. John XXIII Edmonton Catholic School, provide excellent options for your family. Enjoy being only a 14-minute drive to the second-largest shopping mall in North America, ensuring all your shopping and entertainment needs are easily met.

Listing Presented By:



Originally Listed by:  
Initia Real Estate

realtorgibi@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net