



2517 22 Avenue Edmonton AB

\$444,900

Location! Location! Location! Welcome to this charming half duplex in the highly sought-after community of Laurel. This home offers unbeatable convenience steps away from Save On Foods, Ganesh Plaza, schools, parks, public transit, a community lake, and the Rec Centre. The bright, open living space flows into a well-appointed kitchen featuring quartz countertops, ample storage, and modern appliances. Upstairs, the radiant bonus room and three generously proportioned bedrooms create a cozy ambiance. The fully landscaped and fenced yard is perfect for outdoor enjoyment. Additional highlights include central AC and upper-floor laundry for your comfort. Boasting a basement ready for your personal touch and endless customization possibilities, this property is perfect for family living and presents an excellent investment opportunity!

Listing Presented By:



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