



## 5308 22 Avenue Edmonton AB

\$499,000

Welcome to 5308 22 Ave SW! Located in the family friendly Walker neighbourhood with easy access to 50 St & Anthony Henday Drive. Within few mins drive to the shopping area. As you enter this home, You will love the spacious living room with big windows and a backyard view. The chef worthy kitchen with white cabinetry + quartz countertops and an island for extra seating is open to the dining room and living room. The modern layout main floor has laminate flooring & the 2-pc bathroom is tucked away close to the DOUBLE ATTACHED Garage entry (w/ 2 car parking on the driveway). This lovingly maintained 2-storey home has a bonus room on the 2nd level overlooking the private backyard. The primary bedroom has a walk-in closet & full bathroom with shower. The 2nd & 3rd bedrooms have good sizes and adjacent to the 2nd full bathroom. Enjoy a spacious laundry room on this level. Added Features: New carpet on 2nd level + new entry vinyl flooring on the entrance. The unspoilt basement is waiting for future development.

Listing Presented By:



Originally Listed by:  
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