



## 2406 22 Avenue Edmonton AB

\$489,900

Welcome to this stunning half-duplex in Laurel, offering over 2,000 sqft of well designed living space. The main floor features hardwood/tile flooring, 9-ft ceilings, and a spacious kitchen with quartz countertops, full-height cabinets, a pantry, and a raised eating bar. The living room is bright and inviting with a gas fireplace and large windows. A main-floor den and powder room add convenience. Upstairs the spacious homeowner's suite includes a walk-in closet, ensuite with a standing shower and soaker tub. Two additional bedrooms, a bonus room & 3.5 bathrooms complete the upper level. The fully finished basement includes a flex area, 4th bedroom, additional living space & full bath. Additional features include central AC, a double attached garage with mudroom, laundry, and sliding doors from the nook area leading to a private outdoor space. With a stucco exterior this home is located in a family-friendly community close to schools, parks, and amenities. Don't miss out on this beautiful customized home!

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty  
deep-sidhu@hotmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca