\$459,900 - 5309 22 Avenue, Edmonton

MLS® #E4454069

\$459,900

3 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'II 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 garageâ€"everything you need for comfort and convenience in one of South

Built in 2022

neighborhoods.

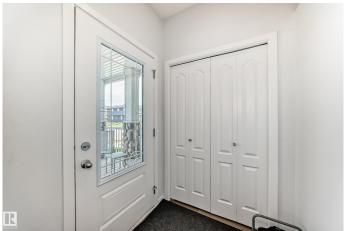
Essential Information

MLS® # E4454069 Price \$459,900

Edmonton's most desirable

Bedrooms 3
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 56

Zoning Zone 53

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