

## \$919,000 - 1836 22 Street, Edmonton

MLS® #E4452311

**\$919,000**

8 Bedroom, 6.00 Bathroom, 2,786 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Discover this luxurious BUILT GREEN custom home in Laurel, offering over 3,900 sq. ft. of TOTAL living space, including a fully finished basement with SEPARATE ENTRANCE featuring 2-BED LEGAL SUITE plus bachelor option. The home boasts DUAL MASTER bedrooms with walk-in closets and 5-pc and 4-pc ensuites, one opening to a covered DURA DECK BALCONY. Upon entry, the living space features open-to-below ceiling with magnificent chandelier, a bedroom with a 4-pc ensuite flowing into a second spacious living area with a feature wall and electric fireplace. The chef's kitchen offers sleek cabinetry, a large island, gas cooktop, stainless steel appliances, granite/ quartz countertops, and a main-floor SPICE KITCHEN. Upstairs offers 4 bedrooms and 3 full baths, while the basement includes 3 bedrooms, a kitchen, and 2 4-pc baths. Additional highlights include detailed ceilings, feature walls, chandeliers, custom blinds, 9-ft basement ceiling, fully landscaped backyard, and spacious double garage with 9-ft door.

Built in 2022

### Essential Information

MLS® # E4452311

Price \$919,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 2,786                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1836 22 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2M5        |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Smoking Home, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                               |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 3                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 30           |

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Listing information last updated on August 17th, 2025 at 5:32am MDT