

## \$530,000 - 11212 22 Avenue, Edmonton

MLS® #E4432630

**\$530,000**

5 Bedroom, 3.00 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Skyrattler, Edmonton, AB

Bungalow with a separate entrance on a corner lot in Sky Rattler! This home offers 5 bedrooms plus a den, a finished basement, and a double attached garage. There's a wood-burning fireplace on the main floor and another in the basement—perfect for cozy nights. You'll also find a gas stove, central AC, and tin siding. The large yard gives you plenty of outdoor space to enjoy, whether it's gardening, hosting, or just relaxing. Inside, the layout works well for families, multigenerational living, or anyone needing extra space to spread out. The separate entrance and finished basement add extra flexibility, with potential for an in-law suite or more room to grow. Plenty of storage throughout, and room to set up a home office, gym, or playroom. Located in southwest Edmonton's Sky Rattler community, you're close to parks, ravine trails, schools, shopping, and the LRT. Solid home in a great location with space, comfort, and potential—come see what makes this one stand out.

Built in 1979

### Essential Information

MLS® # E4432630

Price \$530,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,428                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11212 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Skyrattler      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4V3         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                            |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Private Setting, Public Transportation, Shopping Nearby, Treed Lot, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Metal              |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Keheewin School |
| Middle     | D.S. Mackenzie  |
| High       | Harry Ainlay    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 16          |

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Listing information last updated on April 30th, 2025 at 11:17pm MDT