

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:03pm MDT