

\$280,000 - 15112 22 Street, Edmonton

MLS® #E4445866

\$280,000

3 Bedroom, 1.50 Bathroom, 1,181 sqft
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Check out this bright and welcoming 3-bedroom, 1.5-bath half duplex in Fraser! With 1,180 sq. ft., this home has plenty of space for a family or first-time buyer. The main floor has a sunny living room that feels open and airy, plus a spacious kitchen with stainless steel appliances (2019) that flows right into the dining area – perfect for everyday meals or hosting friends. Upstairs, you’ll find three comfortable bedrooms and a full 4-piece bathroom. The backyard is fenced and landscaped, with a deck that’s great for BBQs or just relaxing on warm days. Other nice updates include roller shades, some newer windows and doors (2023), a newer hot water tank, and central vac. This home is in a super convenient spot – close to a playground, public transit, schools, and shopping. Move-in ready and waiting for you!

Built in 1980

Essential Information

MLS® #	E4445866
Price	\$280,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,181



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	15112 22 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1Y9

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Front Drive Access, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 35

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