

# \$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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