

## \$239,900 - 6 15128 22 Street, Edmonton

MLS® #E4431308

**\$239,900**

2 Bedroom, 1.50 Bathroom, 1,062 sqft

Condo / Townhouse on 0.00 Acres

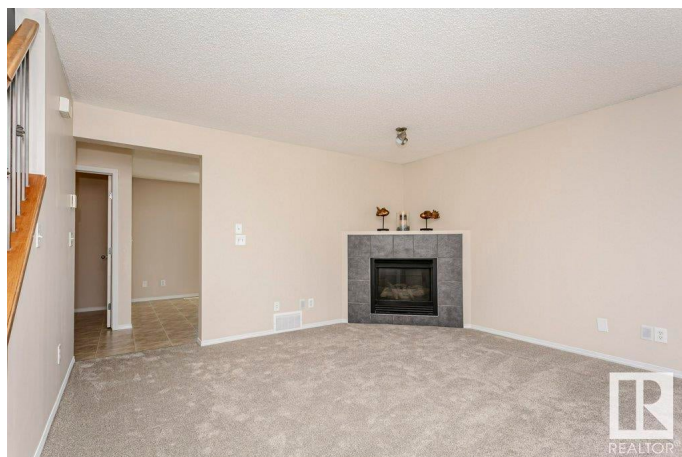
Fraser, Edmonton, AB

Corner Unit, Move-In Ready 2-Storey Townhouse! This bright and spacious 2 bed, 1.5 bath home offers the perfect blend of comfort and convenience. Fresh new carpet and warm neutral tones create a welcoming feel throughout. The main floor features a large living room with cozy gas fireplace, a handy half bath, and a bright eat-in kitchen with pantry, ample cupboard and counter space, and patio doors leading to a sunny south-facing deck overlooking greenspace. Upstairs, you'll find two generous bedrooms and a full 4-piece bath with extra storage. The lower level includes laundry, storage, utility room, and access to the oversized single garage. Ideally located near schools, shopping, transit, and all amenitiesâ€™ plus, just minutes from the Anthony Henday for quick & easy access around the city. This affordable gem is perfect for first-time buyers, downsizers, or investors. You've got to see this place, I think you'll really like it!

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431308  |
| Price     | \$239,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,062             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6 15128 22 Street |
| Area        | Edmonton          |
| Subdivision | Fraser            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Y 2W5           |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Deck, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 35          |
| Condo Fee      | \$446            |

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Listing information last updated on May 2nd, 2025 at 7:17pm MDT