

## \$500,000 - 22820 94b Avenue, Edmonton

MLS® #E4433569

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Discover this stunning 2018-built, almost 1500 sq. ft. 2-storey home in the vibrant Secord neighbourhood. Nestled in a family-friendly community with parks, schools, and all amenities nearby, this modern gem offers the perfect blend of style and convenience. Featuring a double attached garage, sleek laminate flooring, and a gourmet kitchen with stainless appliances, granite countertops, ceiling-high cabinets, a breakfast bar, and a walk-in pantry. Upstairs, the primary bedroom has walk-in closet with double sink and bidet in the ensuite. Also upstairs is two more bedrooms and the main bath. Enjoy a huge raised back deck, new fence, and electronic locks for added security. The unfinished basement is a blank canvas, awaiting the new owner's inspiration—perfect for a custom rec room or home gym! Ideal for families seeking a move-in-ready home in a thriving, welcoming community.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433569  |
| Price      | \$500,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,488                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22820 94b Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7B3          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

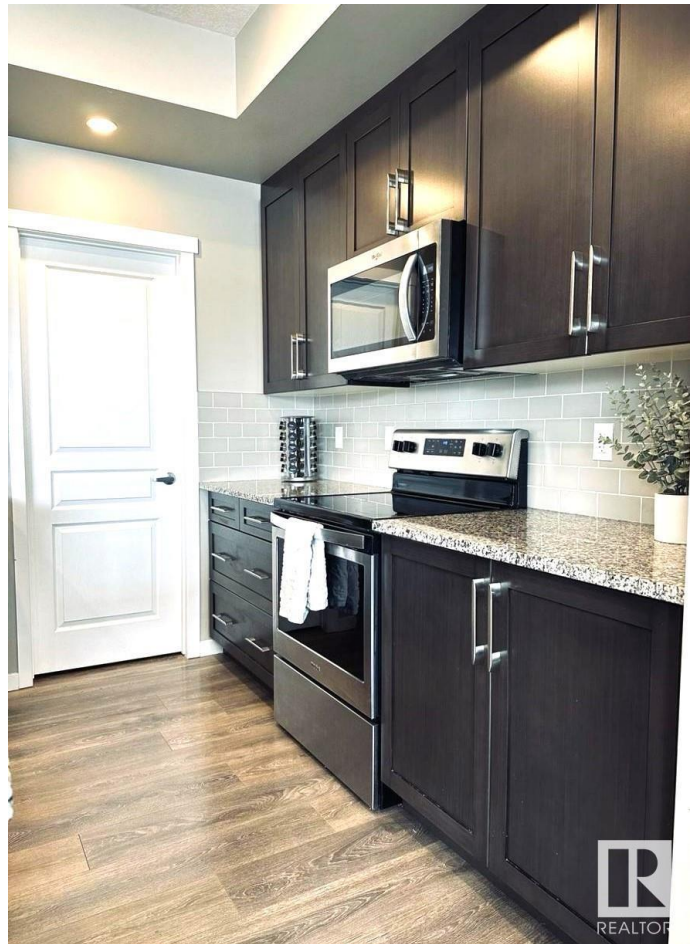
|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed May 1st, 2025  
Days on Market 1  
Zoning Zone 58



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Listing information last updated on May 2nd, 2025 at 2:02am MDT