

## \$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

Zoning Zone 58



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Listing information last updated on May 1st, 2025 at 3:17pm MDT