

## \$624,777 - 22509 99a Avenue, Edmonton

MLS® #E4449317

**\$624,777**

5 Bedroom, 2.50 Bathroom, 2,334 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

RARE 5-Bedroom Find! 4 Upstairs + Main Floor Bedroom! 22509 Welcomes you with over 2,300 sq ft. of beautifully maintained space. This home's been lovingly cared for by original owners & is the ideal layout w/ 4 bedrooms up, a main floor bedroom & 3 baths. Features include QUARTZ counters & island, 9' ceilings, an electric fireplace & OPEN-TO-ABOVE living room for great light. The kitchen shines with S/S appliances, INDUCTION cooktop, WALK-THROUGH pantry to back entry BUILT-INS leading to the extended double garage ready for heat. Upstairs laundry adds convenience. New furnace (2024) & A/C (2023) for year-round comfort. Unfinished basement w/ rough-ins & side entrance—perfect for a future suite. Your yard has a dog run, deck w/ gas BBQ hookup & fenced yard w/ shed. Located in desirable Secord—near K-9 school, shopping centre & West Ed Mall. Great commuter location near Hwy 16A, Henday & Winterburn Rd. With Quick possession available & transferable Progressive Home Warranty, this home is truly move-in ready!

Built in 2020

### Essential Information

MLS® #	E4449317
Price	\$624,777



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,334
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22509 99a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7C3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Washer, Stove-Countertop Inductn, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place School

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	Zone 58

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Listing information last updated on July 29th, 2025 at 5:47pm MDT