

## \$549,998 - 22930 96a Avenue, Edmonton

MLS® #E4431188

**\$549,998**

3 Bedroom, 2.50 Bathroom, 1,849 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Beautiful Detached Home with double car garage Nestled in the highly sought-after neighbourhood of Secord, this home epitomizes modern living with its clean lines + efficient layout. upon entrance on main floor you will find mudroom, half bath, living area, dining nook, kitchen & pantry. Upper level you will find bonus room , primary bedroom with W/I Closet & ensuite, 2 more bedrooms & common bathroom. Laundry room on upper level. Unfinished Basement with separate entrance is ready for your personal finishes. Located right off Anthony Henday, within minutes drive to Whitemud Drive, Stony Plain Road, Lewis Farms Transit Centre, Misericordia Community Hospital, schools, shopping, golf, and parks.

Built in 2021

### Essential Information

MLS® #	E4431188
Price	\$549,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,849
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22930 96a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R3

### **Amenities**

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 1:02pm MDT