

## **\$664,900 - 22513 94a Avenue, Edmonton**

MLS® #E4441030

**\$664,900**

5 Bedroom, 3.50 Bathroom, 1,757 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this gorgeous brand new looking 2-storey home with a fully finished legal basement suite! This 3+2 bedrooms home is on a front to back lot; there is a double attached garage + a potential to build a workshop at the back with lane access. You will be impressed with this beautiful home with hardwood floor + tiles on the main floor. Enjoy the sunny living room which is open to the dining area and kitchen. Lots of granite countertops + the island for extra seating & a pantry in this kitchen. Laundry is conveniently located on this level. Enjoy hockey nights in the bonus room. The primary bedroom has a walk-in closet & a full bathroom with jacuzzi for extra relaxation! The 2nd & 3rd bedrooms have good sizes. A 4-piece bathroom completes the 2nd level. There is a separate entrance to the 2- bedroom basement suite with a kitchen, sitting area & its own laundry area. Located in the family oriented community of Secord. Minutes drive to Costco & to WEM. Close to banks, shops, parks and other amenities!

Built in 2015

### **Essential Information**

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Price \$664,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,757
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22513 94a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7B2

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	61
Zoning	Zone 58

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