

# \$585,000 - 22407 96 Avenue, Edmonton

MLS® #E4430162

**\$585,000**

3 Bedroom, 2.50 Bathroom, 1,852 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Enjoy quality and comfort in Secord! The bright, open-concept main floor features a living room with a striking floor-to-ceiling fireplace, a spacious dining area, and a chef-inspired kitchen with stainless steel appliances, a large pantry, and an eat-in island. Work from home in the dedicated office, plus enjoy the convenience of main floor laundry and a stylish half bath. Upstairs, retreat to your dreamy primary suite with a walk-in closet and gorgeous ensuite, plus two more generous bedrooms, a large family room, perfect to watch the big game or binge your favourite show, and a 4-piece bath. The huge backyard is perfect for entertaining—complete with a deck, patio, and fire pit! Close to schools, shopping, and restaurants—this home truly has it all!

Built in 2018

## Essential Information

MLS® #	E4430162
Price	\$585,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,852
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22407 96 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7K6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, 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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	3

## 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 13th, 2025 at 3:17pm MDT