

## \$549,900 - 22903 96 Avenue, Edmonton

MLS® #E4444344

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Stunning home nested in the heart of Secord; just walking distance to David Thomas King School and close to upcoming Rec Centre. Over 2000 sq ft, this stunner is situated close to parks, minutes drive to golf course, shopping and with easy access to other amenities via Anthony Henday or Whitemud Dr. Home has a completely finished basement with a bedroom an entertainment room, wet bar, 3 piece washroom as well as a separate entrance. Rough in's for future suite are in place. All appliances are upgraded in the home including the Gas burner. Other upgrades include; stunning wallpapers throughout the home, upgraded lighting Upgraded closets and much more. Home is completely landscaped, fenced and has a deck. If move-in ready is only your list, then this home might be your home.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444344  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,554     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22903 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7M5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bar, Ceiling 9 ft., Hot Wtr Tank-Energy Star |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 26th, 2025

Days on Market 16

Zoning Zone 58

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Listing information last updated on July 12th, 2025 at 3:32am MDT