

## \$600,000 - 22319 94 Avenue, Edmonton

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MLS® #E4433471

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,164 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

WELCOME HOME. This immaculate, show-home worthy 2-story is everything your family needs. Located in the heart of Secord, this property is situated near every amenity a family needs & on a PIE-SHAPED LOT! As you walk in, you are immediately blown away at the breathtaking flooring, open concept design and a kitchen of every chef's dreams. Boasting granite countertops, a massive island, loads of cabinetry, all open to the dining area & living room! The living room is also spacious with a gorgeous electric fireplace and huge windows for added natural light. Slide the patio doors open & you'll be blown away by the ENORMOUS BACKYARD w/ meticulous yet simple landscaping. Upstairs is also impressive! As you walk up the gorgeous staircase, you are greeted by a huge bonus room! The 3 bedrooms are all MASSIVE! The primary bdrm features gorgeous windows, walk-in closet & a EPIC ENSUITE! The UPPER LAUNDRY & 4pc. main bath round out the upper floor. SECORD IS HOME TO MANY PARKS, SCHOOLS & COMING SOON..A NEW REC CENTRE

Built in 2020

### Essential Information

MLS® #                      E4433471

Price                        \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,164                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22319 94 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7J9         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | See Remarks                                                                                                                  |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

|              |                               |
|--------------|-------------------------------|
|              | Public Transportation, School |
| Roof         | Asphalt Shingles              |
| Construction | Wood, Vinyl                   |
| Foundation   | Concrete Perimeter            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 58          |



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Listing information last updated on May 2nd, 2025 at 12:47am MDT