# \$684,900 - 22513 94a Avenue, Edmonton

MLS® #E4441030

#### \$684.900

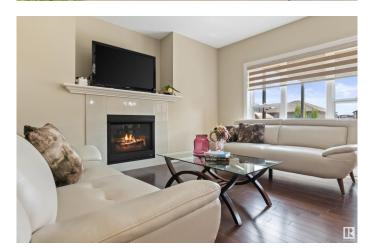
5 Bedroom, 3.50 Bathroom, 1,757 sqft Single Family on 0.00 Acres

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**

MLS® # E4441030 Price \$684,900 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 41

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 July 17th, 2025 at 11:03am MDT