

## **\$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**

MLS® # E4441030

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 | 67             |
| Zoning         | Zone 58        |

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Listing information last updated on August 11th, 2025 at 10:47pm MDT