

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

---

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-storey 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 by the open concept design, beautiful flooring & 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	5
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 May 5th, 2025 at 4:32am MDT