

Courtesy Of Ricky Aujla Of Century 21 Bravo Realty

# \$675,000 - 22526 98a Avenue, Edmonton

MLS® #E4450072

## \$675,000

3 Bedroom, 3.00 Bathroom, 2,308 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Why settle for average when you can have brand new, move-in ready, and masterfully designed? This stunning 2308 SF home in West Edmonton's vibrant Secord community delivers effortless style and everyday function. A soaring open-to-above great room fills the main floor with light and wow factor, while the sleek kitchen boasts quartz counters, premium appliances (all included!), and timeless white oak hardwood. The upper level offers three spacious bedrooms, including a serene primary retreat and two more perfect for kids, guests, or a stylish home office. Outside, the fully fenced and landscaped yard is ready for family BBQs and summer fun. The unfinished basement gives you room to grow: think gym, theatre, or games room. With top-rated schools, preserved wetlands, walking trails, and quick access to shopping, dining, and major routes, this home is ideal for a growing family or professional couple ready to level up their lifestyle.

Built in 2024

## Essential Information

MLS® #	E4450072
Price	\$675,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	2,308
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22526 98a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R7

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 28th, 2025  
Days on Market 101  
Zoning Zone 58

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