

## **\$575,000 - 22376 93 Avenue, Edmonton**

MLS® #E4441869

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,831 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to Secord in West Edmonton where you will find an array of parks, pathways & easy accessibility to major highways when you need to venture into the city. This home is perfectly located for your family, on a CUL-DE-SAC, enormous pie-shaped lot backing onto an alley w/gate access PLUS, is a short walk to great schools/local amenities. Wonderful open concept design w/welcoming foyer that transitions to harmonious great room for comfort living. Panelled feature wall, large windows & luxury vinyl plank flooring adds to upscale ambiance. Delightful kitchen is complimented by eat-on centre island, quartz countertops, top-end SS appliances, large pantry & dinette area w/amazing views of backyard, featuring step down composite deck, full landscaping & irrigation system. Plush carpeted staircase leads you to bright upper-level family room w/ great views of cul-de-sac. Owners suite is AWESOME, w/walk-thru 5pc luxury ensuite-WIC-laundry. Garage has good storage & can accommodate full sized truck or SUV. A+++

Built in 2019

### **Essential Information**

MLS® # E4441869

Price \$575,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,831
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22376 93 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7L9

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Sprinkler Sys-Underground, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	DAVID THOMAS KING SCHOOL
Middle	DAVID THOMAS KING SCHOOL
High	JASPER PLACE SCHOOL

### Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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 June 16th, 2025 at 11:32pm MDT