

## \$500,000 - 22385 93a Avenue, Edmonton

MLS® #E4443899

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

2018 Jaymen built 2-storey with detached double 20x20 garage on a large pie-shaped lot in Secord. This 1,455 sq ft (plus full basement) home features central air conditioning, 9'™ & 10'™ ceilings and a fantastic open concept floor plan. On the main level: a spacious living room with electric fireplace & large windows (open to basement below), 2-piece powder room and a gourmet kitchen with long eat-up island, granite countertops, built-in dishwasher, pantry and bright dining area with south-facing windows & back yard access. Upper level: 2 full bathrooms and 3 generous sized bedrooms including the owner's™ suite with walk-in closet & 4-piece ensuite. Basement: family room with natural light coming through from the floor above and plenty of storage space in the large laundry/mechanical room. Fully fenced back yard with firepit area and additional parking with back-alley access on the parking pad. Located near schools, parks, shopping, golf course and only 10 mins to West Edmonton Mall. Great opportunity!

Built in 2018

### Essential Information

MLS® # E4443899

Price \$500,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22385 93a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7K3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Smoking Home, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  June 23rd, 2025

Days on Market          11

Zoning                          Zone 58

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