

# \$779,900 - 22736 93 Avenue, Edmonton

MLS® #E4453576

**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,087 sqft  
Single Family on 0.00 Acres

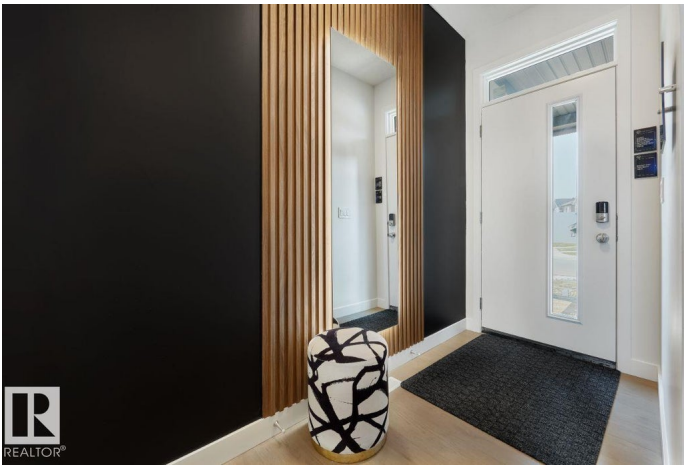
Secord, Edmonton, AB

Amazing opportunity to own the Reece 24 showhome by Jayman BUILT, complete with a legal one-bedroom suite and thoughtful design throughout. Built with Core Performance features including SOLAR panels, triple pane windows, SMART HOME technology, tankless hot water, HRV, and a high efficiency furnace, this home blends sustainability with modern comfort. The main floor offers a versatile bedroom and full bath, a spacious great room, dining area, and a kitchen with quartz countertops, flush island, stainless steel appliances, and a walk-through pantry connecting to the mudroom. Upstairs, the private primary suite features a walk-in closet and full ensuite, while two additional bedrooms share a second full bath. A bright bonus room completes the upper level. Side entrance and an attached garage add convenience, making this a beautifully designed home for families and future potential alike.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453576  |
| Price      | \$779,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,087                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22736 93 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4W8         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 3                                                                           |
| Has Suite         | Yes                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Finished                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Partially Landscaped |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed August 15th, 2025

Days on Market 60

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 October 14th, 2025 at 5:02am MDT