

Courtesy Of David M Estephan Of RE/MAX Elite

\$718,000 - 22527 99 Avenue, Edmonton

MLS® #E4425943

\$718,000

4 Bedroom, 3.50 Bathroom, 2,050 sqft
Single Family on 0.00 Acres

Secord, Edmonton, AB

EXCEPTIONAL 2 STOREY! Located in desirable Secord, this SMART HOME has a LEGAL SUITE with TONS of upgrades. Beautifully upgraded with exquisite finishings featuring 4 bedrooms, 4 baths, 2 furnaces, A/C, HOT WATER ON DEMAND SYSTEM, 2 LAUNDRY SETS, smart dimmable switches, CAT 5e (max 10gb speed) in every room and a Leviton multi-media rack – every techie's dream! The chef's kitchen has quartz counters, huge island, GAS STOVE, upgraded RANGE, modern 2-tone cabinetry & MAKE UP AIR UNIT (8K upgrade). The main level is completed with an office, mudroom and bath. Upstairs is a luxury primary suite with spa like 5 pce ensuite, 6 ft tub & vaulted ceilings. Another 2 bedrooms, huge bonus room and UPSTAIRS laundry finish off the 2nd level. The basement is gorgeous with a 2ND CHEF's KITCHEN, living room bedroom, bath and it's own laundry! The impressive exterior is beautifully landscaped with a huge deck (natural gas hookup) and a double attached garage. Home was built by City Homes and is still under warranty!

Built in 2022

Essential Information

MLS® #	E4425943
Price	\$718,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22527 99 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R7

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Freezer, Microwave Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Level Land, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 15th, 2025

Days on Market 20

Zoning Zone 58

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