

# **\$719,999 - 22620 96 Avenue, Edmonton**

MLS® #E4445262

**\$719,999**

6 Bedroom, 3.50 Bathroom, 2,121 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

ABSOLUTELY a Move in Home. Custom built over 2100 Sq ft, SIX (6) bedroom home with mortgage helper. LEGAL BASEMENT SUITE, CENTRAL AIR CONDITION, Stunning gourmet kitchen! Gorgeous family room! Magnificent master suite! Experience the most impressive approach to what a great home is! No expense was spared, no detail missed to make sure that your life here can be amazing! From the grand entrance to your right is a royal dining room and a very spacious living room to enjoy family time and friends! Reimagine cooking in YOUR new gourmet kitchen! Upstairs you have the 4 bedrooms and 2 Full Baths nicely situated for great comfort. Upper floor bonus room. The fully finished basement comes with a 2 bedroom, 1 bath, second kitchen and laundry. Let's not forget all landscaped front and backyard with a beautiful cobblestone patio to enjoy romantic dinners outdoors! Extremely conveniently situated close to A.Henday and Yellowhead, 2 minutes from the Market Lewis Estates Plaza! Walking distance to school. A MUST SEE!

Built in 2020

## **Essential Information**

MLS® # E4445262

Price \$719,999



|                |                      |
|----------------|----------------------|
| Bedrooms       | 6                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 2,121                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22620 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7K7         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Hardie Board Siding |
|----------|---------------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 13             |
| 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 July 15th, 2025 at 7:32am MDT