

## \$549,900 - 22903 96 Avenue, Edmonton

MLS® #E4444344

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Stunning home nested in the heart of Secord; just walking distance to David Thomas King School and close to upcoming Rec Centre. Over 2000 sq ft, this stunner is situated close to parks, minutes drive to golf course, shopping and with easy access to other amenities via Anthony Henday or Whitemud Dr. Home has a completely finished basement with a bedroom an entertainment room, wet bar, 3 piece washroom as well as a separate entrance. Rough in's for future suite are in place. All appliances are upgraded in the home including the Gas burner. Other upgrades include; stunning wallpapers throughout the home, upgraded lighting Upgraded closets and much more. Home is completely landscaped, fenced and has a deck. If move-in ready is only your list, then this home might be your home.

Built in 2020

### Essential Information

MLS® #	E4444344
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,554



Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22903 96 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7M5

### Amenities

Amenities	Bar, Ceiling 9 ft., Hot Wtr Tank-Energy Star
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025

Days on Market 12

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 8th, 2025 at 3:47pm MDT