

## **\$439,900 - 22523 93 Avenue, Edmonton**

MLS® #E4426233

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Investors & First time home buyers welcome to SECORD! No Condo Fees! Home was built by Coventry Homes. You will be greeted by a large living room area with large window that allows natural light in. Main floor has 9 Ft. ceilings, vinyl plank floors, South facing kitchen with dark rich cabinets, white quartz countertop, a good size island, Stainless Steel Appliances, good sized dining area, 2 pc main bath and good sized mud room with access to south facing yard and double detached garage. Upper level has a Primary bedroom, en-suite and walk in closet, 2 more good sized bedrooms, 4 pc bathroom and upper laundry room. Fully finished basement by the builder features, huge recroom, 4 pc bath, storage room, storage under stairs and furnace room. Located a minute away from a bus stop, less than 5 mins from schools, groceries, banks, the future recreation centre. Easy access to Lewis Farms Transit Centre, Henday and whitemud. Less than 10 mins from Winterburn Costco and 15 mins from West Edmonton Mall.

Built in 2021

### **Essential Information**

MLS® # E4426233

Price \$439,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,372                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22523 93 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7K2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 58          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 1:02am MDT