

## \$709,999 - 22620 96 Avenue, Edmonton

MLS® #E4445262

**\$709,999**

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 \$709,999



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
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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	4
Zoning	Zone 58

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Listing information last updated on July 6th, 2025 at 1:17pm MDT