

## **\$794,900 - 22003 93 Avenue, Edmonton**

MLS® #E4430166

**\$794,900**

5 Bedroom, 3.50 Bathroom, 2,264 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

FORMER SHOW HOME...Beautiful 2 Story, Total 5 Bedroom/ 4 Bathroom home situated on a corner lot..now available in the vibrant & growing neighbourhood of SECORD! This home comes with a LEGAL FINISHED BASEMENT SUITE, has CENTRAL AIR CONDITIONING, a HEATED CAR GARAGE and many upgrades throughout the home!! On the main floor you will find an OPEN CONCEPT, living & kitchen/dining room area with a Large Walk through Pantry, all STAINLESS STEEL APPLIANCES, massive kitchen island & the convenience of having a BEDROOM/DEN on the main floor with half bath. Upper level will greet you with a good sized BONUS ROOM, convenience of Laundry on this level, a Master bedroom with an EXTRA LARGE SIZED WALK IN CLOSET & 5pc Ensuite! This floor has 2 more good sized bedrooms & another full Bathroom! The LEGAL BASEMENT SUITE has a Cozy Living room & Kitchen/dining room area, a bedroom, full bath & Laundry! FULLY FENCED & LANDSCAPED!! Located close to all amenities such as restaurants, shopping, bus stops, schools, parks & so much more!

Built in 2020

### **Essential Information**

MLS® #

E4430166



|                |                        |
|----------------|------------------------|
| Price          | \$794,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,264                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22003 93 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7N9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 58          |

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Listing information last updated on April 19th, 2025 at 3:17pm MDT