

## \$500,000 - 22385 93a Avenue, Edmonton

MLS® #E4443899

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

2018 Jaymen built 2-storey with detached double 20x20 garage on a large pie-shaped lot in Secord. This 1,455 sq ft (plus full basement) home features central air conditioning, 9'™ & 10'™ ceilings and a fantastic open concept floor plan. On the main level: a spacious living room with electric fireplace & large windows (open to basement below), 2-piece powder room and a gourmet kitchen with long eat-up island, granite countertops, built-in dishwasher, pantry and bright dining area with south-facing windows & back yard access. Upper level: 2 full bathrooms and 3 generous sized bedrooms including the owner's™ suite with walk-in closet & 4-piece ensuite. Basement: family room with natural light coming through from the floor above and plenty of storage space in the large laundry/mechanical room. Fully fenced back yard with firepit area and additional parking with back-alley access on the parking pad. Located near schools, parks, shopping, golf course and only 10 mins to West Edmonton Mall. Great opportunity!

Built in 2018

### Essential Information

MLS® # E4443899

Price \$500,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22385 93a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7K3

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Smoking Home, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes

Basement	Full, Finished
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## Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
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Roof	Asphalt Shingles
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Construction	Wood, Vinyl
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Foundation	Concrete Perimeter
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## Additional Information

Date Listed	June 23rd, 2025
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Days on Market	4
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Zoning	Zone 58
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Listing information last updated on June 26th, 2025 at 11:02pm MDT