

## \$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

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 23rd, 2025

Days on Market        8

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 1st, 2025 at 8:47pm MDT