

## \$575,000 - 22614 99a Avenue, Edmonton

MLS® #E4439467

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this charming 2-storey home built by Pacesetter Homes, nestled in the heart of peaceful, tree-lined Secord! This well-maintained property features 3 spacious bedrooms and 2.5 bathrooms, including a large primary suite with a luxurious 5-piece ensuite. Enjoy the convenience of an upper-floor laundry room and a bright, open-concept main floor family room – perfect for entertaining. The full, unfinished basement offers endless possibilities for customization to suit your needs. Ideally located close to schools, parks, and all essential amenities, this home combines comfort, functionality, and a family-friendly community.

Built in 2022

### Essential Information

MLS® #	E4439467
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.00
Year Built	2022



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22614 99a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7V1

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

### 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	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	70
Zoning	Zone 58

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