

## \$449,900 - 22523 93 Avenue, Edmonton

MLS® #E4426233

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,372 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Investors & First time home buyers welcome to SECORD! No Condo Fees! Home was built by Coventry Homes. You will be greeted by a large living room area with large window that allows natural light in. Main floor has 9 Ft. ceilings, vinyl plank floors, South facing kitchen with dark rich cabinets, white quartz countertop, a good size island, Stainless Steel Appliances, good sized dining area, 2 pc main bath and good sized mud room with access to south facing yard and double detached garage. Upper level has a Primary bedroom, en-suite and walk in closet, 2 more good sized bedrooms, 4 pc bathroom and upper laundry room. Fully finished basement by the builder features, huge recroom, 4 pc bath, storage room, storage under stairs and furnace room. Located a minute away from a bus stop, less than 5 mins from schools, groceries, banks, the future recreation centre. Easy access to Lewis Farms Transit Centre, Henday and whitemud. Less than 10 mins from Winterburn Costco and 15 mins from West Edmonton Mall.

Built in 2021

### Essential Information

MLS® # E4426233

Price \$449,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	22523 93 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7K2

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **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	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	22
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on April 9th, 2025 at 3:02am MDT