

## \$624,777 - 22509 99a Avenue, Edmonton

MLS® #E4449317

**\$624,777**

5 Bedroom, 2.50 Bathroom, 2,334 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

RARE 5-Bedroom Find! 4 Upstairs + Main Floor Bedroom! 22509 Welcomes you with over 2,300 sq ft. of beautifully maintained space. This home's been lovingly cared for by original owners & is the ideal layout w/ 4 bedrooms up, a main floor bedroom & 3 baths. Features include QUARTZ counters & island, 9' ceilings, an electric fireplace & OPEN-TO-ABOVE living room for great light. The kitchen shines with S/S appliances, INDUCTION cooktop, WALK-THROUGH pantry to back entry BUILT-INS leading to the extended double garage ready for heat. Upstairs laundry adds convenience. New furnace (2024) & A/C (2023) for year-round comfort. Unfinished basement w/ rough-ins & side entrance—perfect for a future suite. Your yard has a dog run, deck w/ gas BBQ hookup & fenced yard w/ shed. Located in desirable Secord—near K-9 school, shopping centre & West Ed Mall. Great commuter location near Hwy 16A, Henday & Winterburn Rd. With Quick possession available & transferable Progressive Home Warranty, this home is truly move-in ready!

Built in 2020

### Essential Information

MLS® # E4449317

Price \$624,777



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,334                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22509 99a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7C3          |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Double Garage Attached                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Washer, Stove-Countertop Inductn, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| Fireplaces        | Insert                                                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 58         |

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Listing information last updated on August 2nd, 2025 at 5:02pm MDT