

## \$575,000 - 22812 96 Avenue, Edmonton

MLS® #E4456359

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

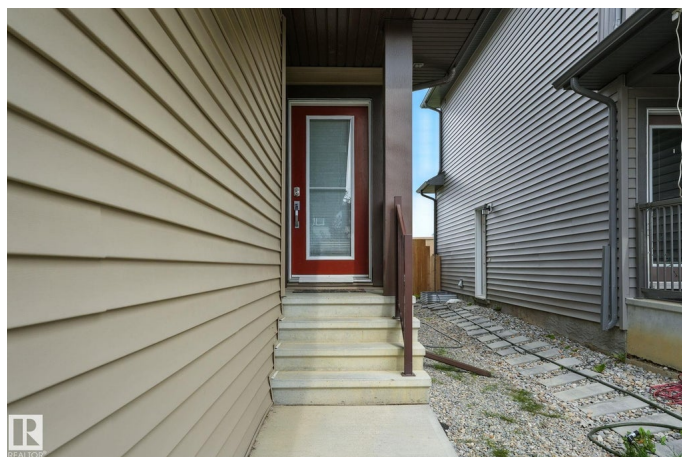
Secord, Edmonton, AB

This Secord two-storey has just over 1800 sqft and a layout that checks all the boxes. The main floor feels wide open with a stunning kitchen featuring a massive chef's fridge, walk-through pantry, and island that ties right into the dining space and living room with its accent wall. There's also a half bath and a proper mudroom off the garage entry. Upstairs is set up perfectly with a great primary retreat that has its own ensuite and walk-in closet, plus two more good-sized bedrooms and a full bath. The bonus room is huge and works as a den, playroom, or extra living space, and the laundry room with built-ins makes life easy. The basement has raised ceilings and is wide open, ready for whatever you want to turn it into. Only a few years old, this home sits in one of the west end's most popular communities and backs onto a field and school, giving you extra space and privacy right out your back door.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456359  |
| Price      | \$575,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,862                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22812 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7M5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

Date Listed           September 5th, 2025  
Days on Market     13  
Zoning                Zone 58

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