

Courtesy Of David M Estephan Of RE/MAX Elite

\$698,000 - 22527 99 Avenue, Edmonton

MLS® #E4425943

\$698,000

4 Bedroom, 3.50 Bathroom, 2,050 sqft
Single Family on 0.00 Acres

Secord, Edmonton, AB

EXCEPTIONAL 2 STOREY! Located in desirable Secord, this SMART HOME has a LEGAL SUITE with TONS of upgrades. Beautifully upgraded with exquisite finishings featuring 4 bedrooms, 4 baths, 2 furnaces, A/C, HOT WATER ON DEMAND SYSTEM, 2 LAUNDRY SETS, smart dimmable switches, CAT 5e (max 10gb speed) in every room and a Leviton multi-media rack – every techie's dream! The chef's kitchen has quartz counters, huge island, GAS STOVE, upgraded RANGE, modern 2-tone cabinetry & MAKE UP AIR UNIT (8K upgrade). The main level is completed with an office, mudroom and bath. Upstairs is a luxury primary suite with spa like 5 pce ensuite, 6 ft tub & vaulted ceilings. Another 2 bedrooms, huge bonus room and UPSTAIRS laundry finish off the 2nd level. The basement is gorgeous with a 2ND CHEF'S KITCHEN, living room bedroom, bath and it's own laundry! The impressive exterior is beautifully landscaped with a huge deck (natural gas hookup) and a double attached garage. Home was built by City Homes and is still under warranty!

Built in 2022

Essential Information

| | |
|--------|-----------|
| MLS® # | E4425943 |
| Price | \$698,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,050 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 22527 99 Avenue |
| Area | Edmonton |
| Subdivision | Secord |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7R7 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Freezer, Microwave Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Level Land, Playground Nearby, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 24 |
| Zoning | Zone 58 |

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Listing information last updated on April 8th, 2025 at 11:32am MDT