# \$534,800 - 22527 93 Avenue, Edmonton

MLS® #E4438508

#### \$534,800

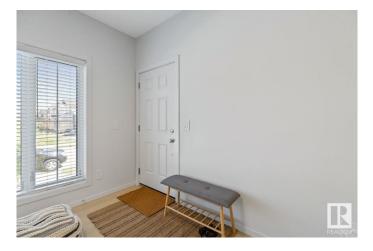
4 Bedroom, 3.50 Bathroom, 1,405 sqft Single Family on 0.00 Acres

Secord, Edmonton, AB

WELCOMING WEST SECORD! This fantastic 4 Bedroom, 4 Bath property (END UNIT) features TWO LEGAL SUITES. Each Suite is self-contained including their own laundry sets & SEPARATE ENTRANCES for complete privacy! Enjoy the fully equipped kitchens with STAINLESS STEEL appliances, WHITE CABINETS & QUARTZ COUNTERTOPS. The upper suite offers a bright and open layout with 3 spacious bedrooms, including a primary suite with a private 3-piece bath, plus an additional 4-piece bath and an UPSTAIRS LAUNDRY room. The secondary suite includes a large bedroom, a 4-piece bath, living room, storage space & 9' CEILINGS. The property also boasts a DOUBLE CAR DETACHED GARAGE, a deck, SOUTH FACING BACKYARD and a charming front porch. Conveniently located near Highway 16A, Winterburn Road, schools, shopping, and restaurants. Ideal home for those wanting help with mortgage payments or investors!







Built in 2022

#### **Essential Information**

MLS® #	E4438508
Price	\$534,800
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2022
Туре	Single Family
Sub-Type	<b>Residential Attached</b>
Style	2 Storey
Status	Active

## **Community Information**

Address	22527 93 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R5

## Amenities

Amenities	Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroon	n		
Appliances		Refrigerators-Two,	Stoves-Two,	Washers-Two,
	Dishwasher-Two	, Microwave Hood Fan	-Iwo	
Heating	Forced Air-2, Natural Gas			
Stories	3			
Has Suite	Yes			
Has Basement	Yes			
Basement	Full, Finished			
Exterior				
Exterior	Wood, Brick, Vin	ıyl		

EXIGNO			
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land,		
	Low Maintenance Landscape, Playground Nearby, Public		
	Transportation, Schools, Shopping Nearby		
Roof	Asphalt Shingles		

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## **School Information**

Elementary	David T King/St J Bakhita
Middle	David T King/St J Bakhita
High	Jasper Place/St F Xavier

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	22
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on June 17th, 2025 at 12:47am MDT