

\$569,900 - 22812 96 Avenue, Edmonton

MLS® #E4459462

\$569,900

3 Bedroom, 2.50 Bathroom, 1,888 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

****BACKING PARK**POTENTIAL SIDE ENTRY**WELL MAINTAINED** From the moment you step inside, you are greeted with an inviting foyer that flows seamlessly into a bright and open living area. The spacious kitchen is thoughtfully planned with modern finishes, a large pantry, and plenty of counter space, making it the perfect place to cook and gather with family. The main floor also offers a dining area filled with natural light, a convenient mudroom, and a stylish half bath. Upstairs, youâ€™™ll find a cozy loft that can be used as a lounge, office, or play space. The primary suite includes a walk-in closet and a private ensuite for your comfort. Two additional bedrooms, a full bath, and a laundry area complete the upper level, ensuring practicality and ease for daily living. This home combines function and elegance, offering ample storage, thoughtful layouts, and a welcoming atmosphere. Its location provides quick access to schools, parks, shopping, and major roadways, making it ideal for families.

Built in 2019

Essential Information

MLS® # E4459462

Price \$569,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,888
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	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 25th, 2025

Days on Market 24

Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 4:47pm MDT