

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

MLS® #E4456359

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,862 sqft  
Single Family on 0.00 Acres

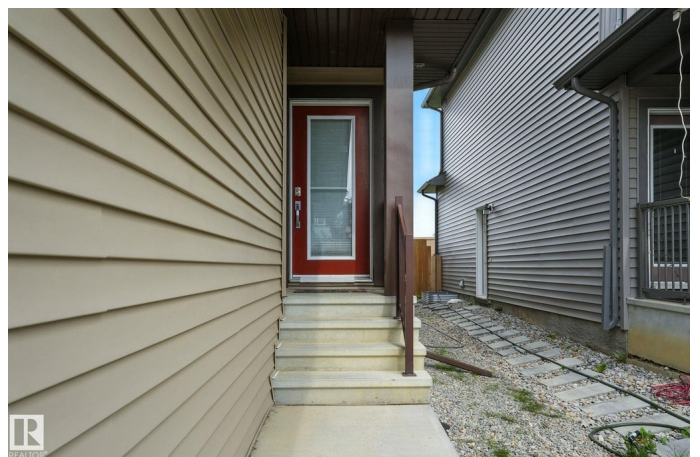
Secord, Edmonton, AB

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 10

Zoning Zone 58

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Listing information last updated on September 15th, 2025 at 3:02pm MDT