

\$575,000 - 22812 96 Avenue, Edmonton

MLS® #E4456359

\$575,000

3 Bedroom, 2.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

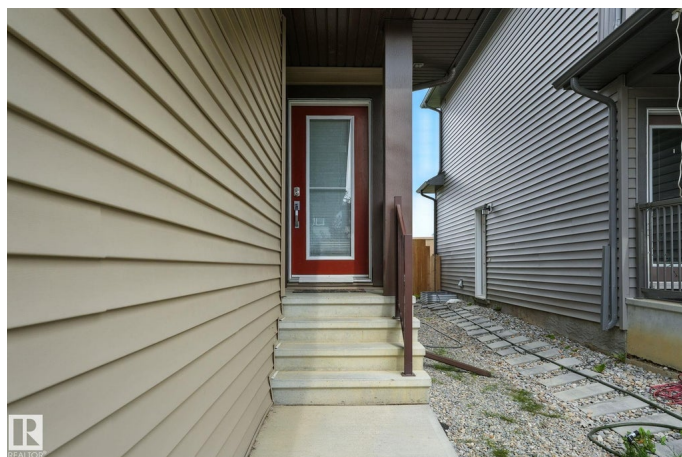
Secord, Edmonton, AB

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 12
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 September 17th, 2025 at 12:47pm MDT