

## \$699,900 - 22526 98a Avenue, Edmonton

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MLS® #E4417404

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this exquisite 2308 SF residence in the thriving Secord community, where modern elegance meets family-friendly living. Imagine hosting gatherings in the grand great room, featuring an impressive open-to-above design that bathes the space in natural light. The contemporary kitchen, equipped with premium appliances, seamlessly blends functionality with style, complemented by pristine white oak hardwood floors and ceramic tile. Upstairs, three generously sized bedrooms offer serene retreats for each family member, while the unfinished basement presents a blank canvas for your personalized touch—be it a home theater, gym, or additional living quarters. Secord's abundant walking trails, parks, and preserved wetlands invite you to explore the outdoors, fostering an active lifestyle. With the David Thomas King K-9 School within walking distance, and proximity to shopping centers, restaurants, and major routes like Anthony Henday Drive and Stony Plain Road, convenience is at your doorstep.

Built in 2024

### Essential Information

MLS® # E4417404

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,308                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22526 98a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7R7          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 117               |
| Zoning         | Zone 58           |

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Listing information last updated on May 5th, 2025 at 11:02pm MDT