

\$495,000 - 22711 94 Avenue, Edmonton

MLS® #E4443849

\$495,000

4 Bedroom, 3.50 Bathroom, 1,564 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Fully finished! Fenced and landscaped backyard wired for hot tub with pad and privacy screen. Back deck privacy screened from neighbours with built in flower ledge. Low maintenance backyard with included push mower for front yard. 3 bedrooms upstairs and a fourth bedroom with walk-in closet in basement. 12 foot ceilings in main living room as well as basement living room! Smart lights throughout home, Ring camera on front and back yard. Jayman Sonata 18 Heritage home with solar panels on roof. Walk-in closet with ensuite in master. Central air conditioning. Close to elementary (David Thomas King School) as well as new Catholic School. Close to shopping and new community fitness centre currently being built a few blocks away.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443849 |
| Price | \$495,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,564 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 22711 94 Avenue |
| Area | Edmonton |
| Subdivision | Secord |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7T2 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Dugout Basement, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Green Building |
| Parking | 2 Outdoor Stalls, 220 Volt Wiring |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas, Solar |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|-----------------|
| Date Listed | June 23rd, 2025 |
|-------------|-----------------|

Days on Market 20
Zoning Zone 58



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Listing information last updated on July 13th, 2025 at 12:47am MDT