# \$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

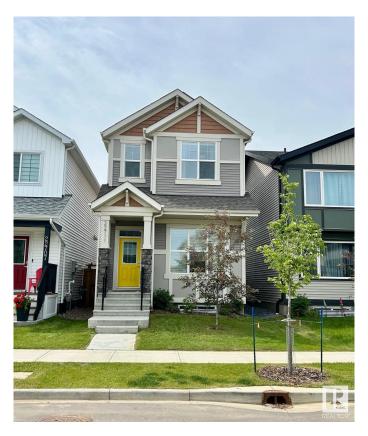
Bedrooms 4

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**

Date Listed June 23rd, 2025

Days on Market 8

Zoning Zone 58



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Listing information last updated on July 1st, 2025 at 12:02pm MDT