

## \$364,900 - 3 22786 97 Avenue, Edmonton

MLS® #E4455475

**\$364,900**

2 Bedroom, 2.50 Bathroom, 1,419 sqft  
Condo / Townhouse on 0.00 Acres

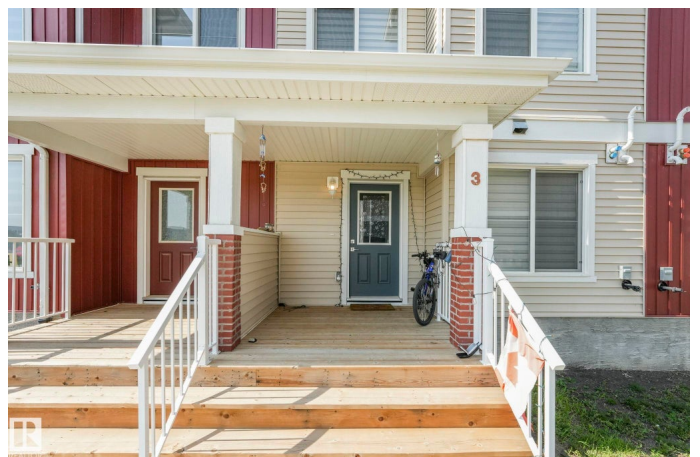
Secord, Edmonton, AB

Stylish & Functional, First Time Home Buyers Delight!!! Here's your invitation to discover this charming townhouse, ready for quick possession. Just off the inviting foyer, a bright flex space offers the perfect spot for a home office / study area. Stairs leads to the Bright & Cozy open-great room style living space combining the living, kitchen and dining area. Main floor features 9-ft ceiling, stylish kitchen w/ SS appliances, quartz countertops, center island, living room, dining area & powder room. Enjoy sunlight throughout the day w/ East & West facing large windows. A patio off the kitchen provides easy access for BBQs. Upstairs features large Primary suite with walk-in closet & 4-pc ensuite, a Secondary bedroom suite with 4-pc ensuite, plus stacked laundry. Great mobility friendly floor plan, DOUBLE GARAGE convenience & LOW CONDO fees, steps to school and mall and easy access to major high-ways makes this your preferred choice. This house needs nothing but a new owner to call it a HOME!

Built in 2022

### Essential Information

MLS® #	E4455475
Price	\$364,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3 22786 97 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S6

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Patio
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 30th, 2025
Days on Market	54
Zoning	Zone 58
Condo Fee	\$303

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Listing information last updated on October 23rd, 2025 at 12:17pm MDT