

## \$569,000 - 22331 94 Avenue, Edmonton

MLS® #E4461807

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,855 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**BETTER THAN NEW!** This stunning 2018-built home sits in a quiet cul-de-sac on a large pie-shaped lot with a fully fenced, landscaped south-facing backyard—perfect for relaxing or entertaining. Located in family-friendly Secord, you’re just steps from a K-9 school, public transit, and minutes from the Henday, Whitemud, and countless amenities. Offering 1,860 sq. ft., this immaculate 3-bedroom, 2.5-bath home impresses with 9-ft ceilings, quartz countertops throughout, modern lighting, central A/C, and an oversized 24’™ garage with high ceilings. The bright, open main floor features a spacious entry, walk-through pantry, and a timeless white kitchen with stainless steel appliances and a large island overlooking the dining and living area, highlighted by a stone feature wall. Upstairs includes a serene primary suite with a walk-in closet and 5-pc ensuite, bonus room, upper laundry, and two additional bedrooms. Backyard includes hot tub and firepit—ready to enjoy!

Built in 2018

### Essential Information

MLS® # E4461807

Price \$569,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,855                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22331 94 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7J9         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, HRV System |
| Parking   | Double Garage Attached, Over Sized                                                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 58            |

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Listing information last updated on October 22nd, 2025 at 11:17pm MDT