

Courtesy Of Jeff D Jackson Of Bode

# \$596,274 - 22717 93a Avenue, Edmonton

MLS® #E4424587

**\$596,274**

4 Bedroom, 3.00 Bathroom, 2,046 sqft  
Single Family on 0.00 Acres

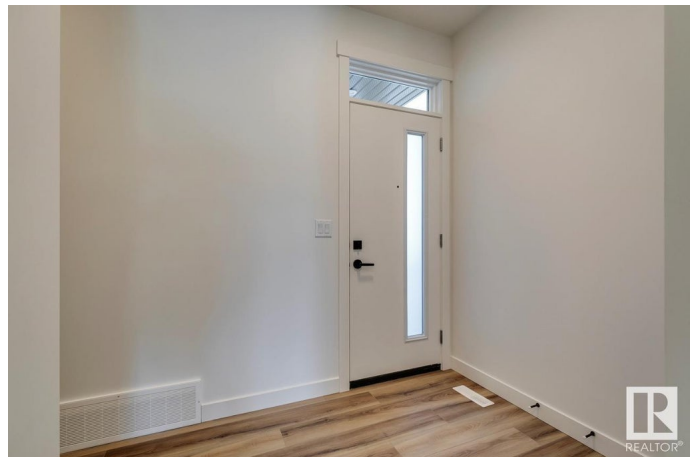
Secord, Edmonton, AB

Discover this stunning 1,995 sqft home by Parkwood Master Builder, designed for both style and functionality. Boasting a modern elevation and a separate side entrance, this home is perfect for growing families or multi-generational living. The main floor features a fourth bedroom and a full bathroom, ideal for guests or extended family. A spacious mudroom and large walkthrough pantry add convenience, while the open-concept great room and kitchen create an inviting space for gatherings. The kitchen shines with a substantial island and flush eating bar, perfect for casual dining. Upstairs, enjoy the ease of second-floor laundry, a cozy central bonus room, and a luxurious primary bedroom with a four-piece ensuite and generous walk-in closet. Plus, basement plumbing rough-ins provide future development potential. Photos are representative.

Built in 2024

## Essential Information

MLS® #	E4424587
Price	\$596,274
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,046



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22717 93a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7V7

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	28

## Zoning

## Zone 58

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Listing information last updated on April 4th, 2025 at 12:47pm MDT