

Courtesy Of David M Estephan Of RE/MAX Elite

# \$718,000 - 22527 99 Avenue, Edmonton

MLS® #E4425943

**\$718,000**

4 Bedroom, 3.50 Bathroom, 2,050 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

EXCEPTIONAL 2 STOREY! Located in desirable Secord, this SMART HOME has a LEGAL SUITE with TONS of upgrades. Beautifully upgraded with exquisite finishings featuring 4 bedrooms, 4 baths, 2 furnaces, A/C, HOT WATER ON DEMAND SYSTEM, 2 LAUNDRY SETS, smart dimmable switches, CAT 5e (max 10gb speed) in every room and a Leviton multi-media rack – every techie's dream! The chef's kitchen has quartz counters, huge island, GAS STOVE, upgraded RANGE, modern 2-tone cabinetry & MAKE UP AIR UNIT (8K upgrade). The main level is completed with an office, mudroom and bath. Upstairs is a luxury primary suite with spa like 5 pce ensuite, 6 ft tub & vaulted ceilings. Another 2 bedrooms, huge bonus room and UPSTAIRS laundry finish off the 2nd level. The basement is gorgeous with a 2ND CHEF's KITCHEN, living room bedroom, bath and it's own laundry! The impressive exterior is beautifully landscaped with a huge deck (natural gas hookup) and a double attached garage. Home was built by City Homes and is still under warranty!

Built in 2022

## Essential Information

MLS® #	E4425943
Price	\$718,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22527 99 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R7

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Freezer, Microwave Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Level Land, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 15th, 2025  
Days on Market 21  
Zoning Zone 58

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Listing information last updated on April 5th, 2025 at 3:02am MDT