# \$534,800 - 22527 93 Avenue, Edmonton

MLS® #E4438508

#### \$534,800

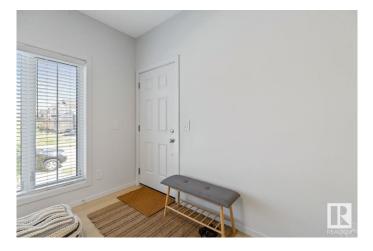
4 Bedroom, 3.50 Bathroom, 1,405 sqft Single Family on 0.00 Acres

Secord, Edmonton, AB

WELCOMING WEST SECORD! This fantastic 4 Bedroom, 4 Bath property (END UNIT) features TWO LEGAL SUITES. Each Suite is self-contained including their own laundry sets & SEPARATE ENTRANCES for complete privacy! Enjoy the fully equipped kitchens with STAINLESS STEEL appliances, WHITE CABINETS & QUARTZ COUNTERTOPS. The upper suite offers a bright and open layout with 3 spacious bedrooms, including a primary suite with a private 3-piece bath, plus an additional 4-piece bath and an UPSTAIRS LAUNDRY room. The secondary suite includes a large bedroom, a 4-piece bath, living room, storage space & 9' CEILINGS. The property also boasts a DOUBLE CAR DETACHED GARAGE, a deck, SOUTH FACING BACKYARD and a charming front porch. Conveniently located near Highway 16A, Winterburn Road, schools, shopping, and restaurants. Ideal home for those wanting help with mortgage payments or investors!







Built in 2022

#### **Essential Information**

| MLS® #    | E4438508  |
|-----------|-----------|
| Price     | \$534,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |

| Full Baths     | 3                           |
|----------------|-----------------------------|
| Half Baths     | 1                           |
| Square Footage | 1,405                       |
| Acres          | 0.00                        |
| Year Built     | 2022                        |
| Туре           | Single Family               |
| Sub-Type       | <b>Residential Attached</b> |
| Style          | 2 Storey                    |
| Status         | Active                      |

## **Community Information**

| Address     | 22527 93 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R5         |

## Amenities

| Amenities | Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
|-----------|---|
| Parking   | Double Garage Detached                      |

## Interior

| Interior Features | ensuite bathroon          | n                    |             |              |
|-------------------|---------------------------|----------------------|-------------|--------------|
| Appliances        |                           | Refrigerators-Two,   | Stoves-Two, | Washers-Two, |
|                   | Dishwasher-Two            | , Microwave Hood Fan | -Iwo        |              |
| Heating           | Forced Air-2, Natural Gas |                      |             |              |
| Stories           | 3                         |                      |             |              |
| Has Suite         | Yes                       |                      |             |              |
| Has Basement      | Yes                       |                      |             |              |
| Basement          | Full, Finished            |                      |             |              |
| Exterior          |                           |                      |             |              |
| Exterior          | Wood, Brick, Vin          | ıyl                  |             |              |

| EXIGNO            |  |  |  |
|-------------------|--|--|--|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, |  |  |
|                   | Low Maintenance Landscape, Playground Nearby, Public               |  |  |
|                   | Transportation, Schools, Shopping Nearby                           |  |  |
| Roof              | Asphalt Shingles   |  |  |

| Construction | Wood, Brick, Vinyl |
|--------------|--------------------|
| Foundation   | Concrete Perimeter |

## **School Information**

| Elementary | David T King/St J Bakhita |
|------------|---------------------------|
| Middle     | David T King/St J Bakhita |
| High       | Jasper Place/St F Xavier  |

### **Additional Information**

| Date Listed    | May 26th, 2025 |
|----------------|----------------|
| Days on Market | 22             |
| Zoning         | Zone 58        |
| HOA Fees       | 250            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 7:17pm MDT