

## \$685,000 - 23022 96a Avenue, Edmonton

MLS® #E4432905

**\$685,000**

5 Bedroom, 3.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

INVESTORS AND FIRST HOME OWNERS ALERT!! 5-bedroom/3.5-bathroom 2 storey with a FULLY FINISHED LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE in the well-sought-after Secord awaits you! Step into a bright and open-concept living space, filled with natural light and designed with modern finishes and upgraded fixtures throughout. The stylish kitchen boasts upgraded stainless steel appliances, sleek cabinetry, and a spacious dining area â€” ideal for entertaining. A convenient half bath completes the main floor. The upper level offers a large primary bedroom with a 5-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and the convenience of laundry on the upper level. The fully finished 2-bed, 1-bath legal basement suite equipped with its own Laundry. Currently an Airbnb occupied 75% of the year and it is great income generator. Don't Miss out on this fantastic Opportunity.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432905  |
| Price     | \$685,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,041                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 23022 96a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7R3          |

### Amenities

|           |                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Patio, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access                                                                                             |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Air Conditioning-Central, Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Direct Vent, Remote Control                                                                     |
| Stories           | 3                                                                                               |
| Has Suite         | Yes                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 58          |

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Listing information last updated on May 30th, 2025 at 11:02pm MDT