

## **\$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
Type	Single Family
Sub-Type	Residential Attached
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 bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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	32
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on June 27th, 2025 at 10:47am MDT