

## \$495,000 - 22711 94 Avenue, Edmonton

MLS® #E4443849

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,564 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Fully finished! Fenced and landscaped backyard wired for hot tub with pad and privacy screen. Back deck privacy screened from neighbours with built in flower ledge. Low maintenance backyard with included push mower for front yard. 3 bedrooms upstairs and a fourth bedroom with walk-in closet in basement. 12 foot ceilings in main living room as well as basement living room! Smart lights throughout home, Ring camera on front and back yard. Jayman Sonata 18 Heritage home with solar panels on roof. Walk-in closet with ensuite in master. Central air conditioning. Close to elementary (David Thomas King School) as well as new Catholic School. Close to shopping and new community fitness centre currently being built a few blocks away.

Built in 2023

### Essential Information

MLS® #	E4443849
Price	\$495,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,564
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22711 94 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7T2

### Amenities

Amenities	Air Conditioner, Dugout Basement, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Green Building
Parking	2 Outdoor Stalls, 220 Volt Wiring

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas, Solar
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
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Days on Market 8  
Zoning Zone 58



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Listing information last updated on July 1st, 2025 at 12:32pm MDT