

**\$589,000 - 22705 93a Avenue, Edmonton**

MLS® #E4454697

**\$589,000**

4 Bedroom, 3.00 Bathroom, 2,055 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

This home boasts a modern front elevation and a convenient separate side entrance, sitting on a desirable corner lot with extra windows in the foyer, den, and stairwell for plenty of natural light. The spacious mudroom features a built-in bench and hooks, perfect for keeping things organized. On the main floor, youâ€™™ll find a fourth bedroom and a full bathroom, ideal for guests or extended family. The kitchen offers a substantial island with a flush eating bar, while the expansive primary bedroom ensuite includes dual vanities and a roomy glass shower. Plus, the basement is already roughed in for a future bathroom, giving you potential for even more space.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454697               |
| Price          | \$589,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,055                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22705 93a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7V7          |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Vinyl                                 |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Fiber Cement, Vinyl                                 |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 59                |
| Zoning         | Zone 58           |

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