

## \$699,900 - 22526 98a Avenue, Edmonton

MLS® #E4417404

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this exquisite 2308 SF residence in the thriving Secord community, where modern elegance meets family-friendly living. Imagine hosting gatherings in the grand great room, featuring an impressive open-to-above design that bathes the space in natural light. The contemporary kitchen, equipped with premium appliances, seamlessly blends functionality with style, complemented by pristine white oak hardwood floors and ceramic tile. Upstairs, three generously sized bedrooms offer serene retreats for each family member, while the unfinished basement presents a blank canvas for your personalized touch—be it a home theater, gym, or additional living quarters. Secord's abundant walking trails, parks, and preserved wetlands invite you to explore the outdoors, fostering an active lifestyle. With the David Thomas King K-9 School within walking distance, and proximity to shopping centers, restaurants, and major routes like Anthony Henday Drive and Stony Plain Road, convenience is at your doorstep.

Built in 2024

### Essential Information

MLS® # E4417404

Price \$699,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,308
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22526 98a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 9th, 2025
Days on Market	159
Zoning	Zone 58

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