

## \$374,900 - 3 22786 97 Avenue, Edmonton

MLS® #E4455475

**\$374,900**

2 Bedroom, 2.50 Bathroom, 1,419 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Stylish & Functional, First Time Home Buyers Delight!!! Here's your invitation to discover this charming townhouse, ready for quick possession. Just off the inviting foyer, a bright flex space offers the perfect spot for a home office / study area. Stairs leads to the Bright & Cozy open-great room style living space combining the living, kitchen and dining area. Main floor features 9-ft ceiling, stylish kitchen w/ SS appliances, quartz countertops, center island, living room, dining area & powder room. Enjoy sunlight throughout the day w/ East & West facing large windows. A patio off the kitchen provides easy access for BBQs. Upstairs features large Primary suite with walk-in closet & 4-pc ensuite, a Secondary bedroom suite with 4-pc ensuite, plus stacked laundry. Great mobility friendly floor plan, DOUBLE GARAGE convenience & LOW CONDO fees, steps to school and mall and easy access to major high-ways makes this your preferred choice. This house needs nothing but a new owner to call it a HOME!

Built in 2022

### Essential Information

MLS® # E4455475

Price \$374,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,419             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 22786 97 Avenue |
| Area        | Edmonton          |
| Subdivision | Secord            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 7S6           |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Patio |
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Attached                                                |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 3                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$303             |

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Listing information last updated on September 5th, 2025 at 12:17am MDT