

Courtesy Of Jeff D Jackson Of Bode

# \$601,093 - 22717 93a Avenue, Edmonton

MLS® #E4424587

## \$601,093

4 Bedroom, 3.00 Bathroom, 2,046 sqft  
Single Family on 0.00 Acres

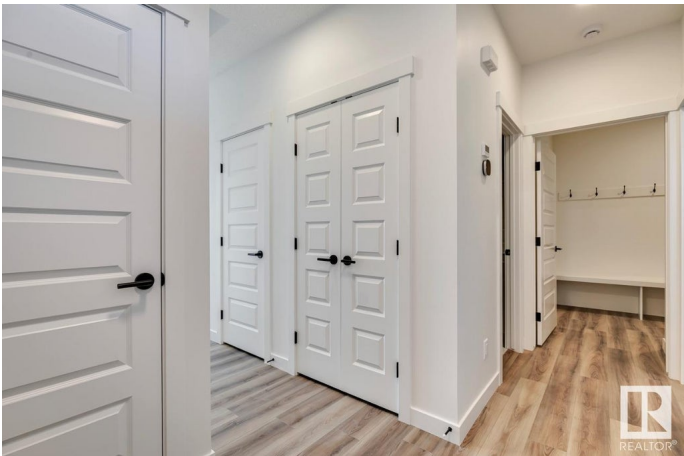
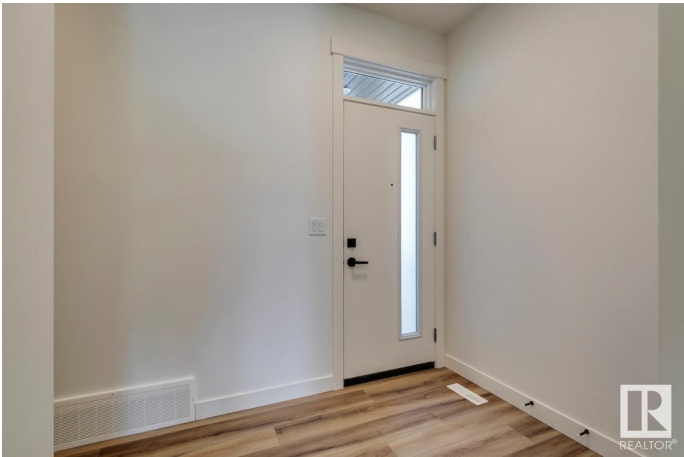
Secord, Edmonton, AB

Discover this stunning 1,995 sqft home by Parkwood Master Builder, designed for both style and functionality. Boasting a modern elevation and a separate side entrance, this home is perfect for growing families or multi-generational living. The main floor features a fourth bedroom and a full bathroom, ideal for guests or extended family. A spacious mudroom and large walkthrough pantry add convenience, while the open-concept great room and kitchen create an inviting space for gatherings. The kitchen shines with a substantial island and flush eating bar, perfect for casual dining. Upstairs, enjoy the ease of second-floor laundry, a cozy central bonus room, and a luxurious primary bedroom with a four-piece ensuite and generous walk-in closet. Plus, basement plumbing rough-ins provide future development potential. Photos are representative.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424587  |
| Price          | \$601,093 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,046     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22717 93a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7V7          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, 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, Vinyl                                        |
| Exterior Features | Cul-De-Sac, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 54              |

## Zoning

## Zone 58

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Listing information last updated on April 30th, 2025 at 2:02pm MDT