

Courtesy Of Gurpreet Singh Of Royal Lepage Magna

## \$619,851 - 22512 99 Avenue, Edmonton

MLS® #E4433843

**\$619,851**

4 Bedroom, 2.50 Bathroom, 2,249 sqft

Single Family on 0.00 Acres

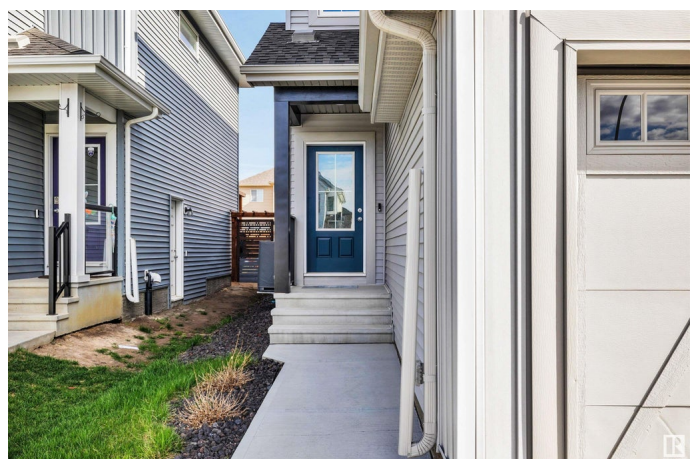
Secord, Edmonton, AB

Imagine a lifestyle where modern design meets ultimate flexibility, all within walking distance of the coming-soon recreation centre! This stunning home offers an open-concept flow perfect for entertaining, anchored by a chic kitchen with a central island and walk-through pantry. Work from home in style in the dedicated main floor den/office, enhanced by sleek LVP flooring. Upstairs, discover a versatile bonus room and four spacious bedrooms, including a primary retreat boasting a spa-like ensuite and a walk-in closet, plus the convenience of second-floor laundry. The basement features a separate side entrance, ideal for a future income suite. Plus, enjoy the convenience of a 5-minute drive to Costco, 2 minutes to a gas station, and easy access to the Anthony Henday! Photos are representative – envision the possibilities!

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433843  |
| Price      | \$619,851 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,249                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22512 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7C2         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Smart/Program. Thermostat, See Remarks |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Remote Control, Wall Mount                                                                                                |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 46            |
| Zoning         | Zone 58       |

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Listing information last updated on June 15th, 2025 at 11:32pm MDT