

## \$725,000 - 22534 98a Avenue, Edmonton

MLS® #E4460955

**\$725,000**

4 Bedroom, 2.50 Bathroom, 2,366 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Beautiful triple-garage home located on a spacious corner lot in the desirable community of Secord. This property offers a generous floor plan with 4 bedrooms and 2.5 bathrooms. The main floor features a bright and open living area, a modern kitchen with quality finishes, a huge pantry, and the convenience of a main floor bedroom. The upper level includes 3 additional bedrooms, a bonus room, and laundry for everyday ease. The side entrance to the basement provides excellent potential for future development. With a triple attached garage, larger lot size, and a great layout, this home is perfect for families looking for both space and functionality. Conveniently located close to schools, parks, shopping, and easy access to major roadways.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460955  |
| Price          | \$725,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,366     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22534 98a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7R7          |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra |
| Parking   | Triple Garage Attached                                          |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Commercial, Corner Lot, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 58           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 3:47pm MDT