

## \$534,800 - 22527 93 Avenue, Edmonton

MLS® #E4438508

**\$534,800**

4 Bedroom, 3.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**WELCOMING WEST SECORD!** This fantastic 4 Bedroom, 4 Bath property (END UNIT) features **TWO LEGAL SUITES**. Each Suite is self-contained including their own laundry sets & **SEPARATE ENTRANCES** for complete privacy! Enjoy the fully equipped kitchens with **STAINLESS STEEL** appliances, **WHITE CABINETS & QUARTZ COUNTERTOPS**. The upper suite offers a bright and open layout with 3 spacious bedrooms, including a primary suite with a private 3-piece bath, plus an additional 4-piece bath and an **UPSTAIRS LAUNDRY** room. The secondary suite includes a large bedroom, a 4-piece bath, living room, storage space & 9' CEILINGS. The property also boasts a **DOUBLE CAR DETACHED GARAGE**, a deck, **SOUTH FACING BACKYARD** and a charming front porch. Conveniently located near Highway 16A, Winterburn Road, schools, shopping, and restaurants. Ideal home for those wanting help with mortgage payments or investors!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438508  |
| Price     | \$534,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,405                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22527 93 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R5         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | David T King/St J Bakhita |
| Middle     | David T King/St J Bakhita |
| High       | Jasper Place/St F Xavier  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 58        |
| HOA Fees       | 250            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 30th, 2025 at 12:17am MDT