

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

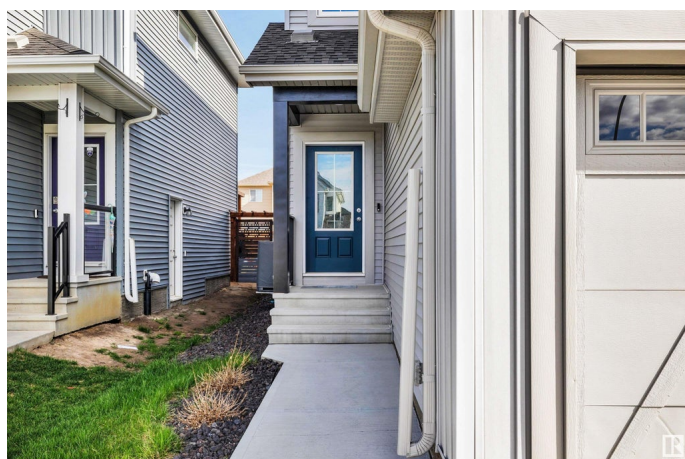
Secord, Edmonton, AB

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