

\$549,900 - 22331 94 Avenue, Edmonton

MLS® #E4463347

\$549,900

3 Bedroom, 2.50 Bathroom, 1,855 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

BETTER THAN NEW! This stunning 2018-built home sits in a quiet cul-de-sac on a large pie-shaped lot with a fully fenced, landscaped south-facing backyard—perfect for relaxing or entertaining. Located in family-friendly Secord, with countless amenities and a \$300,000,000 rec centre / park going in a walk away. You™re just steps from a K-9 school, public transit, and minutes from the Henday, Whitemud. Offering 1,860 sq. ft., this immaculate 3-bedroom, 2.5-bath home impresses with 9-ft ceilings, quartz countertops throughout, modern lighting, central A/C, and an oversized 24™ garage with high ceilings. The bright, open main floor features a spacious entry, walk-through pantry, and a timeless white kitchen with stainless steel appliances and a large island overlooking the dining and living area, highlighted by a stone feature wall. Upstairs includes a serene primary suite with a walk-in closet and 5-pc ensuite, bonus room, upper laundry, and two additional bedrooms. Backyard includes firepit—ready to enjoy!.

Built in 2018

Essential Information

MLS® # E4463347

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22331 94 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7J9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, HRV System
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	October 23rd, 2025
Days on Market	15
Zoning	Zone 58

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