

## \$569,900 - 22812 96 Avenue, Edmonton

MLS® #E4459462

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,888 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**\*\*BACKING PARK\*\*POTENTIAL SIDE ENTRY\*\*WELL MAINTAINED** From the moment you step inside, you are greeted with an inviting foyer that flows seamlessly into a bright and open living area. The spacious kitchen is thoughtfully planned with modern finishes, a large pantry, and plenty of counter space, making it the perfect place to cook and gather with family. The main floor also offers a dining area filled with natural light, a convenient mudroom, and a stylish half bath. Upstairs, youâ€™™ll find a cozy loft that can be used as a lounge, office, or play space. The primary suite includes a walk-in closet and a private ensuite for your comfort. Two additional bedrooms, a full bath, and a laundry area complete the upper level, ensuring practicality and ease for daily living. This home combines function and elegance, offering ample storage, thoughtful layouts, and a welcoming atmosphere. Its location provides quick access to schools, parks, shopping, and major roadways, making it ideal for families.

Built in 2019

### Essential Information

MLS® # E4459462

Price \$569,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,888                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22812 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7M5         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025

Days on Market                17

Zoning                            Zone 58

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Listing information last updated on October 12th, 2025 at 4:17am MDT