

Courtesy Of Gurpreet Singh Of Royal Lepage Magna

# **\$639,851 - 22512 99 Avenue, Edmonton**

MLS® #E4433843

**\$639,851**

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	\$639,851
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	16
Zoning	Zone 58

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Listing information last updated on May 17th, 2025 at 4:17pm MDT