

# \$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 12  
Zoning Zone 58

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Listing information last updated on November 3rd, 2025 at 9:17pm MST