

## \$594,851 - 22512 99 Avenue, Edmonton

MLS® #E4447470

**\$594,851**

4 Bedroom, 2.50 Bathroom, 2,249 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Move-In Ready 4-Bedroom Gem in Secord! Discover unbeatable value in this nearly new 2-storey home, just 3 years old and nestled in the vibrant, family-friendly community of Secord. Enjoy the convenience of fully finished landscaping, fencing, and window blinds—move in and start living without the extra hassle or expense! Step inside to a bright, open-concept main floor perfect for entertaining, featuring a spacious living area, modern kitchen, and a versatile flex room ideal for a home office. Upstairs, you'll find 4 generous bedrooms, including a stunning primary suite with a luxurious 5-piece ensuite and walk-in closet, plus a bonus den for extra living space. The upper-level laundry adds everyday convenience. Relax in your large backyard or customize the full, unfinished basement to suit your lifestyle—think home gym, rec room, or additional bedrooms. Located close to top-rated schools, parks, shopping, and all amenities, this home offers the comfort. Some photos are virtually staged.

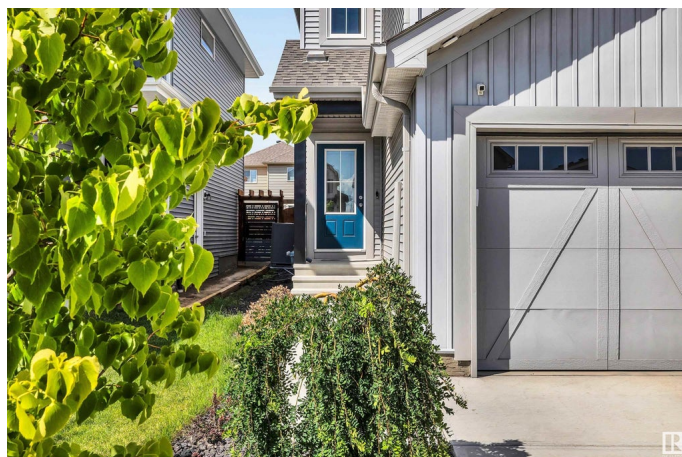
Built in 2021

### Essential Information

MLS® # E4447470

Price \$594,851

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	July 12th, 2025
Days on Market	1
Zoning	Zone 58

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Listing information last updated on July 13th, 2025 at 5:02pm MDT