

\$534,800 - 22527 93 Avenue, Edmonton

MLS® #E4438508

\$534,800

4 Bedroom, 3.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

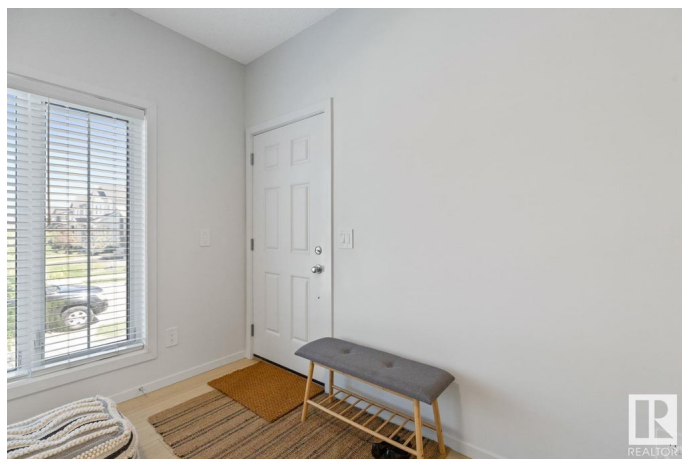
Secord, Edmonton, AB

WELCOMING WEST SECORD! This fantastic 4 Bedroom, 4 Bath property (END UNIT) features **TWO LEGAL SUITES**. Each Suite is self-contained including their own laundry sets & **SEPARATE ENTRANCES** for complete privacy! Enjoy the fully equipped kitchens with **STAINLESS STEEL** appliances, **WHITE CABINETS & QUARTZ COUNTERTOPS**. The upper suite offers a bright and open layout with 3 spacious bedrooms, including a primary suite with a private 3-piece bath, plus an additional 4-piece bath and an **UPSTAIRS LAUNDRY** room. The secondary suite includes a large bedroom, a 4-piece bath, living room, storage space & 9' **CEILINGS**. The property also boasts a **DOUBLE CAR DETACHED GARAGE**, a deck, **SOUTH FACING BACKYARD** and a charming front porch. Conveniently located near Highway 16A, Winterburn Road, schools, shopping, and restaurants. Ideal home for those wanting help with mortgage payments or investors!

Built in 2022

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4438508 |
| Price | \$534,800 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|----------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,405 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 22527 93 Avenue |
| Area | Edmonton |
| Subdivision | Secord |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7R5 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | David T King/St J Bakhita |
| Middle | David T King/St J Bakhita |
| High | Jasper Place/St F Xavier |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 58 |
| HOA Fees | 250 |
| HOA Fees Freq. | Annually |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 12:17pm MDT