

# \$622,169 - 22705 93a, Edmonton

MLS® #E4428615

## \$622,169

4 Bedroom, 3.00 Bathroom, 2,055 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

This home boasts a modern front elevation and a convenient separate side entrance, sitting on a desirable corner lot with extra windows in the foyer, den, and stairwell for plenty of natural light. The spacious mudroom features a built-in bench and hooks, perfect for keeping things organized. On the main floor, you'll find a fourth bedroom and a full bathroom, ideal for guests or extended family. The kitchen offers a substantial island with a flush eating bar, while the expansive primary bedroom ensuite includes dual vanities and a roomy glass shower. Plus, the basement is already roughed in for a future bathroom, giving you potential for even more space.

Built in 2025

### Essential Information

MLS® #	E4428615
Price	\$622,169
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,055
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 22705 93a  
Area Edmonton  
Subdivision Secord  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 7V7

### Amenities

Amenities No Animal Home, No Smoking Home  
Parking Spaces 4  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Hood Fan, Oven-Microwave  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Fiber Cement, Vinyl  
Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Fiber Cement, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 2nd, 2025  
Days on Market 2  
Zoning Zone 58

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 April 4th, 2025 at 3:32am MDT