

# **\$475,000 - 22703 98 Avenue, Edmonton**

MLS® #E4440061

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,297 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**PRICED TO SELL! Double Detached Garage! Fully Landscaped! Rec Room in the Basement! ---** This beautifully maintained 3-bedroom, 2.5-bathroom home is the perfect blend of modern style and everyday comfort. Step inside to discover a bright, open-concept main floor thatâ€™s perfect for entertaining or enjoying cozy family nights. The kitchen shines with sleek quartz countertops and ample space for cooking, gathering, and creating memories. Upstairs, youâ€™ll find three spacious bedrooms, including a serene primary suite with plenty of natural light. The partially finished basement features a generous rec roomâ€”ideal for a home theatre, playroom, or workout spaceâ€”with a full bathroom already roughed in and ready for your personal touch. Outside, enjoy summer evenings on the large deck while the double detached garage keeps your vehicles warm and dry year-round. Located just steps to schools, parks, and walking trails, and minutes from shopping and major public transit routes.

Built in 2019

## **Essential Information**

MLS® # E4440061

Price \$475,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,297                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22703 98 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7M4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, Hot Water Electric, Vinyl Windows |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

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

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 58        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT