

Courtesy Of Kwaku Nyantakyi Of Century 21 Leading

\$685,000 - 23022 96a Avenue, Edmonton

MLS® #E4432905

\$685,000

5 Bedroom, 3.50 Bathroom, 2,041 sqft
Single Family on 0.00 Acres

Secord, Edmonton, AB

INVESTORS AND FIRST HOME OWNERS ALERT!! 5-bedroom/3.5-bathroom 2 storey with a FULLY FINISHED LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE in the well-sought-after Secord awaits you! Step into a bright and open-concept living space, filled with natural light and designed with modern finishes and upgraded fixtures throughout. The stylish kitchen boasts upgraded stainless steel appliances, sleek cabinetry, and a spacious dining area – ideal for entertaining. A convenient half bath completes the main floor. The upper level offers a large primary bedroom with a 5-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and the convenience of laundry on the upper level. The fully finished 2-bed, 1-bath legal basement suite equipped with its own Laundry. Currently an Airbnb occupied 75% of the year and it is great income generator. Don't Miss out on this fantastic Opportunity.

Built in 2022

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4432905 |
| Price | \$685,000 |
| Bedrooms | 5 |
| Bathrooms | 3.50 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,041 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 23022 96a Avenue |
| Area | Edmonton |
| Subdivision | Secord |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7R3 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Patio, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Front Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Direct Vent, Remote Control |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 58 |

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Listing information last updated on April 26th, 2025 at 11:02am MDT