

# \$403,999 - 22764 97 Avenue, Edmonton

MLS® #E4449883

**\$403,999**

3 Bedroom, 2.50 Bathroom, 1,462 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Step into this stylish 3-bedroom townhouse in the heart of Secord, where comfort and functionality come together. Just off the front entrance, a bright flex space offers the perfect spot for a home office, study area, or reading nook. The main living area features a thoughtfully designed kitchen with stainless steel appliances, quartz countertops, a centre island, and a walk-in pantry. A patio off the kitchen provides easy access for BBQs and outdoor dining. Upstairs, the well-planned layout includes a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a full bathroom, and a conveniently located laundry room. Additional features include central air conditioning, stylish lighting, quartz finishes throughout, and a double attached garage.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449883  |
| Price          | \$403,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,462     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2022              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22764 97 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7S6         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                                                             |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Flat Site, Schools |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Slab                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |

|           |         |
|-----------|---------|
| Zoning    | Zone 58 |
| Condo Fee | \$303   |

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 August 1st, 2025 at 6:17pm MDT