

## \$675,000 - 22526 98a Avenue, Edmonton

MLS® #E4450072

**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Why settle for average when you can have brand new, move-in ready, and masterfully designed? This stunning 2308 SF home in West Edmonton's vibrant Secord community delivers effortless style and everyday function. A soaring open-to-above great room fills the main floor with light and wow factor, while the sleek kitchen boasts quartz counters, premium appliances (all included!), and timeless white oak hardwood. The upper level offers three spacious bedrooms, including a serene primary retreat and two more perfect for kids, guests, or a stylish home office. Outside, the fully fenced and landscaped yard is ready for family BBQs and summer fun. The unfinished basement gives you room to grow: think gym, theatre, or games room. With top-rated schools, preserved wetlands, walking trails, and quick access to shopping, dining, and major routes, this home is ideal for a growing family or professional couple ready to level up their lifestyle.

Built in 2024

### Essential Information

MLS® # E4450072

Price \$675,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,308                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22526 98a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7R7          |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplaces        | Wall Mount                                                                                                           |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 99              |
| Zoning         | Zone 58         |

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Listing information last updated on November 4th, 2025 at 8:32am MST