

\$624,777 - 22509 99a Avenue, Edmonton

MLS® #E4449317

\$624,777

5 Bedroom, 2.50 Bathroom, 2,334 sqft
Single Family on 0.00 Acres

Secord, Edmonton, AB

RARE 5-Bedroom Find! 4 Upstairs + Main Floor Bedroom! 22509 Welcomes you with over 2,300 sq ft. of beautifully maintained space. This home's been lovingly cared for by original owners & is the ideal layout w/ 4 bedrooms up, a main floor bedroom & 3 baths. Features include QUARTZ counters & island, 9' ceilings, an electric fireplace & OPEN-TO-ABOVE living room for great light. The kitchen shines with S/S appliances, INDUCTION cooktop, WALK-THROUGH pantry to back entry BUILT-INS leading to the extended double garage ready for heat. Upstairs laundry adds convenience. New furnace (2024) & A/C (2023) for year-round comfort. Unfinished basement w/ rough-ins & side entrance—perfect for a future suite. Your yard has a dog run, deck w/ gas BBQ hookup & fenced yard w/ shed. Located in desirable Secord—near K-9 school, shopping centre & West Ed Mall. Great commuter location near Hwy 16A, Henday & Winterburn Rd. With Quick possession available & transferable Progressive Home Warranty, this home is truly move-in ready!

Built in 2020

Essential Information

MLS® #	E4449317
Price	\$624,777



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,334
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22509 99a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7C3

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Washer, Stove-Countertop Inductn, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, 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
High	Jasper Place School

Additional Information

Date Listed	July 23rd, 2025
Days on Market	24
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 August 16th, 2025 at 6:32pm MDT