

## **\$479,900 - 22013 98a Avenue, Edmonton**

MLS® #E4432425

**\$479,900**

3 Bedroom, 3.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this lovely two storey home, situated on a quiet street in the family community of Secord. From the moment you walk in, you will fall in love with the spacious open concept+design! Upon entering the home, you are greeted by a lovely front entrance with a custom feature wall. The living room boasts dark hardwood floors, expansive front windows+a cozy gas fireplace. The kitchen has rich dark cabinets, quartz, stainless appliances, pantry, breakfast bar+a spacious dining area. The main floor is complete w/a 2pc powder room+back mud room. The second floor has a large primary bedroom w/walk-in closet+a 4pc ensuite. There are two more bedrooms+a 4pc bath. The newly finished basement offers a large family room, 4th bedroom, 3pc bath, laundry+ample storage. Enjoy the south facing backyard that feels like an oasis with the spacious over-sized deck. This home is complete w/a double garage + front veranda. Close to parks, schools, shopping, transit+a short drive to major freeways. Your search is over--move in+enjoy!

Built in 2013

### **Essential Information**

MLS® # E4432425

Price \$479,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,352
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22013 98a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4M3

### Amenities

Amenities	On Street Parking, Deck, Front Porch, Vinyl Windows
Parking Spaces	2
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, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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	April 24th, 2025
Days on Market	37
Zoning	Zone 58

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