

\$374,000 - 22764 97 Avenue, Edmonton

MLS® #E4455981

\$374,000

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Designed for style and built for function, this 3-bedroom+ Flex, townhouse offers the perfect blend of space, convenience, and modern finishes. Right off the front entrance, a bright flex space creates options, whether you need a home office, study nook, or reading corner. The open-concept main floor features a contemporary kitchen with stainless steel appliances, quartz countertops, a centre island, and a walk-in pantry. From here, step onto your private balcony, ideal for BBQs and relaxed outdoor dining. Upstairs, the primary suite offers a private 3-piece ensuite, while two additional bedrooms share a full bathroom. Upstairs laundry makes everyday life effortless. This unit already has central air conditioning, keeping you cool all summer long! Quartz finishes throughout, stylish lighting, and a double attached garage add both comfort and value. Set in a growing community close to parks, trails, schools, and shopping, this home delivers both convenience and modern living!

Built in 2022

Essential Information

MLS® # E4455981

Price \$374,000

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	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

School Information

Elementary	David Thomas King
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Additional Information

Date Listed	September 4th, 2025
Days on Market	18
Zoning	Zone 58
Condo Fee	\$303

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