

## \$685,000 - 23022 96a Avenue, Edmonton

MLS® #E4432905

**\$685,000**

5 Bedroom, 3.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

INVESTORS AND FIRST HOME OWNERS ALERT!! 5-bedroom/3.5-bathroom 2 storey with a FULLY FINISHED LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE in the well-sought-after Secord awaits you! Step into a bright and open-concept living space, filled with natural light and designed with modern finishes and upgraded fixtures throughout. The stylish kitchen boasts upgraded stainless steel appliances, sleek cabinetry, and a spacious dining area â€” ideal for entertaining. A convenient half bath completes the main floor. The upper level offers a large primary bedroom with a 5-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and the convenience of laundry on the upper level. The fully finished 2-bed, 1-bath legal basement suite equipped with its own Laundry. Currently an Airbnb occupied 75% of the year and it is great income generator. Don't Miss out on this fantastic Opportunity.

Built in 2022

### Essential Information

MLS® #	E4432905
Price	\$685,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23022 96a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Patio, Smart/Program. Thermostat, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Remote Control
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	13
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 May 8th, 2025 at 6:47pm MDT