

# \$403,999 - 22764 97 Avenue, Edmonton

MLS® #E4449883

**\$403,999**

3 Bedroom, 2.50 Bathroom, 1,462 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Step into this stylish 3-bedroom townhouse in the heart of Secord, where comfort and functionality come together. Just off the front entrance, a bright flex space offers the perfect spot for a home office, study area, or reading nook. The main living area features a thoughtfully designed kitchen with stainless steel appliances, quartz countertops, a centre island, and a walk-in pantry. A patio off the kitchen provides easy access for BBQs and outdoor dining. Upstairs, the well-planned layout includes a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a full bathroom, and a conveniently located laundry room. Additional features include central air conditioning, stylish lighting, quartz finishes throughout, and a double attached garage.

Built in 2022

## Essential Information

MLS® #	E4449883
Price	\$403,999
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	Detectors Smoke, Front Porch
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	July 25th, 2025
Days on Market	6

Zoning	Zone 58
Condo Fee	\$303

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