

Courtesy Of Sarah J Leib Of RE/MAX River City

# \$514,800 - 22603 93 Avenue, Edmonton

MLS® #E4425228

**\$514,800**

4 Bedroom, 3.50 Bathroom, 1,562 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

WELCOMING WEST SECORD! This fantastic 4 Bedroom, 4 Bath property features TWO LEGAL SUITES. Each Suite is self-contained - with their own laundry sets for complete privacy! Enjoy the convenience of two SEPARATE ENTRANCES and fully equipped kitchens with STAINLESS STEEL appliances and white QUARTZ COUNTERTOPS. The two storey upper floor offers a bright and open layout with 3 spacious bedrooms, including a primary suite with a private 3-piece bath, plus an additional 4-piece bath and an UPSTAIRS LAUNDRY room. The basement suite includes a large bedroom, a 4-piece bath, living room, storage space & 9' CEILINGS. The property also boasts a DOUBLE CAR DETACHED GARAGE, a deck, south fenced yard and a charming front porch. Conveniently located near Highway 16A, Winterburn Road, schools, shopping, and restaurants. Ideal home for those wanting help with mortgage payments or investors!

Built in 2022

## Essential Information

MLS® #	E4425228
Price	\$514,800
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,562
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	22603 93 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R5

### Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

## School Information

Elementary	David Thomas King
Middle	David Thomas King
High	Jasper Place School

## Additional Information

Date Listed	March 12th, 2025
Days on Market	21
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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 April 2nd, 2025 at 3:02am MDT