

\$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	9

Zoning	Zone 58
Condo Fee	\$303

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 August 3rd, 2025 at 5:17am MDT