

\$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	5
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 April 30th, 2025 at 4:47am MDT