

# \$675,000 - 22530 98a Avenue, Edmonton

MLS® #E4450876

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,317 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this stunning brand new modern farmhouse in Secord, offering 2,317 SF of refined living with thoughtful upgrades throughout. Crisp white exterior and black accents set the tone, while inside you'll find a spacious main floor den, open-concept kitchen and living area, and high-end finishes that blend warmth and style. Upstairs, enjoy three generously sized bedrooms, including a serene primary suite, plus a versatile bonus room perfect for family movie nights or a home office. Unlike most new builds, this home comes move-in ready with full landscaping and a fenced yard, saving you time, money, and hassle. Located in the growing west end community of Secord, close to schools, parks, shopping, and future LRT access, this is where elevated design meets everyday comfort.

Built in 2025



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450876  |
| Price          | \$675,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,317     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22530 98a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7R7          |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Fireplaces        | Wall Mount                                              |
| Stories           | 2                                                       |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

Days on Market 1

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 August 2nd, 2025 at 9:17pm MDT