

Courtesy Of Jackie Hache Of Rimrock Real Estate

## \$384,900 - 22764 97 Avenue, Edmonton

MLS® #E4455981

**\$384,900**

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Designed for style and built for function, this 3-bedroom+ Flex, townhouse offers the perfect blend of space, convenience, and modern finishes. Right off the front entrance, a bright flex space creates options, whether you need a home office, study nook, or reading corner. The open-concept main floor features a contemporary kitchen with stainless steel appliances, quartz countertops, a centre island, and a walk-in pantry. From here, step onto your private balcony, ideal for BBQs and relaxed outdoor dining. Upstairs, the primary suite offers a private 3-piece ensuite, while two additional bedrooms share a full bathroom. Upstairs laundry makes everyday life effortless. This unit already has central air conditioning, keeping you cool all summer long! Quartz finishes throughout, stylish lighting, and a double attached garage add both comfort and value. Set in a growing community close to parks, trails, schools, and shopping, this home delivers both convenience and modern living!

Built in 2022

### Essential Information

MLS® # E4455981

Price \$384,900

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	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**School Information**

Elementary	David Thomas King
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**Additional Information**

Date Listed	September 4th, 2025
Days on Market	3
Zoning	Zone 58
Condo Fee	\$303

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Listing information last updated on September 7th, 2025 at 5:32pm MDT