

# \$369,000 - 22764 97 Av Secord, Edmonton

MLS® #E4463483

**\$369,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Stylish and functional home with open-concept living. Features a bright flex room, modern kitchen with stainless steel appliances, quartz countertops, island, and walk-in pantry. Enjoy a private balcony—perfect for BBQs! Upstairs offers a primary bedroom with ensuite, two more bedrooms, full bath, and laundry. Includes central A/C, double attached garage, and quartz finishes throughout. Great location near parks, trails, schools, and shopping.

Built in 2022

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463483          |
| Price          | \$369,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,453             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 22764 97 Av Secord |
| Area        | Edmonton           |
| Subdivision | Secord             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 7S6            |

### Amenities

|           |                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking Home, Skylight, Vinyl Windows, Wood Windows, See Remarks, Barrier Free Home |
| 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                                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 58            |
| Condo Fee      | \$303              |

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Listing information last updated on October 26th, 2025 at 12:02am MDT