

## \$394,900 - 22778 97 Avenue, Edmonton

MLS® #E4451480

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this stylish 2022-built 3 bedroom, 2.5 bathroom townhouse condo in the desirable community of Secord! This modern home offers a spacious open-concept layout with vinyl plank and carpet throughout. The lower level features a flex space at the entry, perfect for a home office or bonus room. On the main floor, enjoy a bright living/dining area and a sleek kitchen with stainless steel appliances, quartz countertops, centre island, pantry, and access to your private rear balcony. Upstairs you'll find 3 bedrooms, including a spacious primary suite with a 4pc ensuite, plus a full bath and convenient upstairs laundry. The home also includes a charming front porch and a double attached garage. Low condo fees make this property even more attractive. Located near schools, shopping, parks, and trails, with easy access to Anthony Henday, Whitemud Drive, and Hwy 16 – this home combines comfort, convenience, and style in one perfect package. All it needs is YOU!

Built in 2021

### Essential Information

MLS® # E4451480

Price \$394,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,507             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22778 97 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7S6         |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Patio |
| Parking Spaces | 4                                                                                      |
| Parking        | Double Garage Attached                                                                 |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                                                                |
|--------------|----------------------------------------------------------------|
|              | Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                               |
| Construction | Wood, Vinyl                                                    |
| Foundation   | Concrete Perimeter                                             |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 58          |
| Condo Fee      | \$303            |

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Listing information last updated on August 14th, 2025 at 9:31am MDT