

\$374,900 - 3 22786 97 Avenue, Edmonton

MLS® #E4455475

\$374,900

2 Bedroom, 2.50 Bathroom, 1,419 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

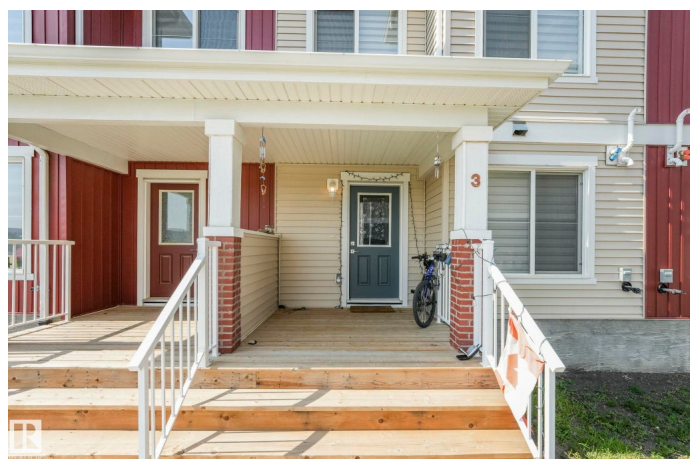
Stylish & Functional, First Time Home Buyers Delight!!! Here's your invitation to discover this charming townhouse, ready for quick possession. Just off the inviting foyer, a bright flex space offers the perfect spot for a home office / study area. Stairs leads to the Bright & Cozy open-great room style living space combining the living, kitchen and dining area. Main floor features 9-ft ceiling, stylish kitchen w/ SS appliances, quartz countertops, center island, living room, dining area & powder room. Enjoy sunlight throughout the day w/ East & West facing large windows. A patio off the kitchen provides easy access for BBQs. Upstairs features large Primary suite with walk-in closet & 4-pc ensuite, a Secondary bedroom suite with 4-pc ensuite, plus stacked laundry. Great mobility friendly floor plan, DOUBLE GARAGE convenience & LOW CONDO fees, steps to school and mall and easy access to major high-ways makes this your preferred choice. This house needs nothing but a new owner to call it a HOME!

Built in 2022

Essential Information

MLS® # E4455475

Price \$374,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3 22786 97 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7S6

Amenities

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

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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

Additional Information

Date Listed	August 30th, 2025
Days on Market	1
Zoning	Zone 58
Condo Fee	\$303

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 31st, 2025 at 5:32pm MDT