

## **\$379,900 - 22778 97 Avenue, Edmonton**

MLS® #E4457079

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this stylish 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® #    | E4457079  |
| Price     | \$379,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,249             |
| 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    | September 10th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 58              |
| Condo Fee      | \$303                |

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Listing information last updated on September 21st, 2025 at 10:47pm MDT