

Courtesy Of Jackie Hache Of Rimrock Real Estate

## \$374,000 - 22764 97 Avenue, Edmonton

MLS® #E4455981

**\$374,000**

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    | \$374,000 |
| 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 |
|------------|-------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 58             |
| Condo Fee      | \$303               |

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Listing information last updated on September 18th, 2025 at 8:32pm MDT