# \$459,000 - 21715 99 Avenue, Edmonton

MLS® #E4433185

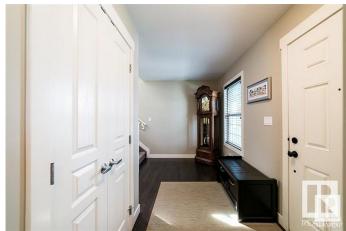
## \$459.000

3 Bedroom, 2.50 Bathroom, 1,656 sqft Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to Secord, a vibrant family-friendly community in Edmonton's west end. This upgraded 2-storey home offers over 1600 sq.ft. of living space featuring rich hardwood floors, a front den, and a chef's kitchen with stainless steel appliances, a granite island, and abundant cabinetry. The open-concept dining area is filled with natural light and provides direct access to a large patio and backyard. The living room includes a cozy gas fireplace with backyard views. Upstairs offers three spacious bedrooms, including a primary suite with vaulted ceilings, a 4-piece ensuite with dual sinks, and a walk-in closet. Convenient upper-floor laundry. The unfinished basement is ready for future development. Complete with a large deck and oversized double detached garage. Locationâ€"minutes from West Edmonton Mall, golf courses, schools, shopping, and walking trails. A future recreation centre is being built just seconds away. Quick access to Anthony Henday and Whitemud, with downtown only a 20-minute drive.







Built in 2014

# **Essential Information**

MLS® # E4433185 Price \$459,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,656

Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 21715 99 Avenue

Area Edmonton

Subdivision Secord

City Edmonton

County ALBERTA

Province AB

Postal Code T5T 4T7

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Front Porch

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground

Nearby, Public Transportation, Recreation Use, Schools, Shopping

Nearby, Stream/Pond

Roof Fiberglass

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 3

Zoning Zone 58

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 May 1st, 2025 at 2:33pm MDT