

## **\$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. Location—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

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