

\$675,000 - 22530 98a Avenue, Edmonton

MLS® #E4450876

\$675,000

3 Bedroom, 2.50 Bathroom, 2,317 sqft
Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this stunning brand new modern farmhouse in Secord, offering 2,317 SF of refined living with thoughtful upgrades throughout. Crisp white exterior and black accents set the tone, while inside you'll find a spacious main floor den, open-concept kitchen and living area, and high-end finishes that blend warmth and style. Upstairs, enjoy three generously sized bedrooms, including a serene primary suite, plus a versatile bonus room perfect for family movie nights or a home office. Unlike most new builds, this home comes move-in ready with full landscaping and a fenced yard, saving you time, money, and hassle. Located in the growing west end community of Secord, close to schools, parks, shopping, and future LRT access, this is where elevated design meets everyday comfort.

Built in 2025



Essential Information

MLS® #	E4450876
Price	\$675,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,317
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22530 98a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R7

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
-------------	------------------

Days on Market 1

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 August 2nd, 2025 at 6:02pm MDT