

## \$639,900 - 21937 94a Avenue, Edmonton

MLS® #E4448114

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,191 sqft

Single Family on 0.00 Acres

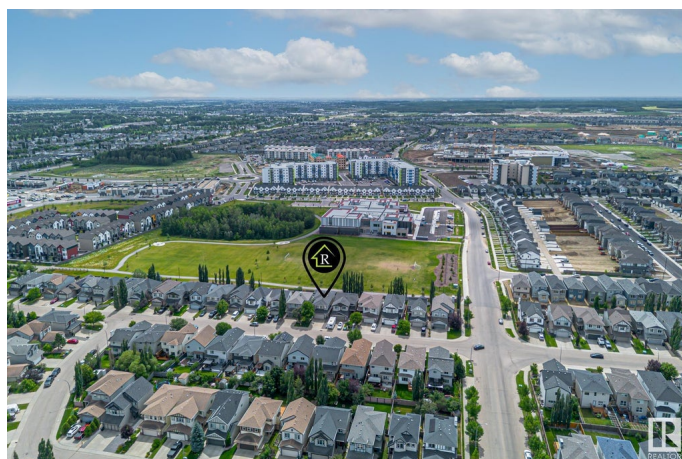
Secord, Edmonton, AB

Welcome to your family's next chapter BACKING GREEN SPACE & SCHOOL! This stylish ORIGINAL OWNER 2192 sqft 2-storey offers space to grow with 3 bedrooms + bonus room up, a main floor den, and walk-through pantry with laundry. Backing a K-9 Catholic school and soccer field, with parks, shops, and the soon-to-open rec centre all within walking distance. The oversized garage fits a full-size truck, with added height, rough-ins for gas and hot/cold water, and extra storage. Inside, enjoy hardwood and tile flooring, custom kitchen/dining tilework, built-in desk, shutter-style blinds, central vacuum and thoughtful touches throughout. The spacious primary suite features hardwood floors, a walk-in closet, and a bright ensuite with separate tub and shower. Upgrades include attic insulation (2024), A/C (2023), newer appliances (2022), built-in audio, Exterior shed & phantom screen. A move-in-ready home built for real family living!

Built in 2009

### Essential Information

MLS® #	E4448114
Price	\$639,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,191
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21937 94a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1N1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	33
Zoning	Zone 58

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Listing information last updated on August 18th, 2025 at 4:47am MDT