

Courtesy Of Jeremy A Dehek Of Exp Realty

## \$399,999 - 21924 99a Avenue, Edmonton

MLS® #E4442120

**\$399,999**

3 Bedroom, 2.50 Bathroom, 1,310 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bath duplex in the family-friendly community of Secord! Surrounded by scenic ponds, walking trails and playgrounds. With a thoughtfully designed living space, this home offers a perfect blend of comfort, style, and convenience. Open-concept main is bright and inviting, featuring maple cabinetry, stainless steel appliances, hardwood and ceramic tile flooring and plenty of natural light. Upstairs, the spacious primary includes large walk-in closet and private ensuite, while two additional bedrooms, upper-floor laundry and a full bath complete the level. Perfect for growing families or guests, enjoy summer evenings on the back deck while the kids (or pups!) play in the fully fenced yard. The home also includes rough-ins for central vacuum and a basement bathroom, offering potential for future development. An attached garage adds convenience year-round. Close to schools, shopping, and commute routes, this home is the complete package!

Built in 2013

### Essential Information

MLS® # E4442120

Price \$399,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 21924 99a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4T2          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Closet Organizers, Deck |
| Parking Spaces | 2                       |
| Parking        | Single Garage Attached  |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | David T King, St J Bakhita |
| Middle     | David T King, St J Bakhita |
| High       | JP, St Oscar Romero        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 58         |

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Listing information last updated on June 16th, 2025 at 1:32am MDT