

## **\$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

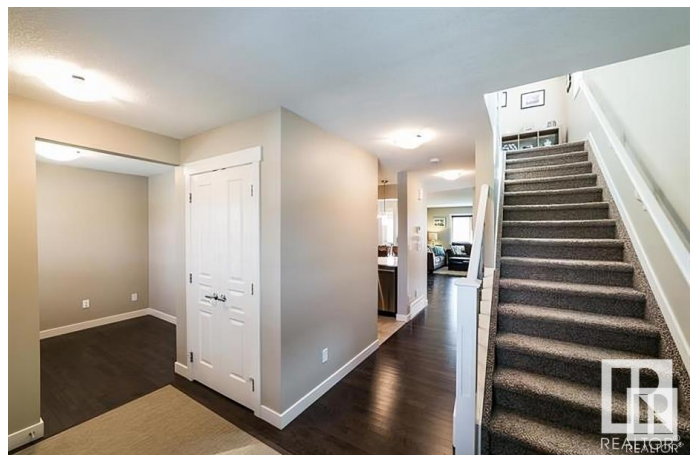
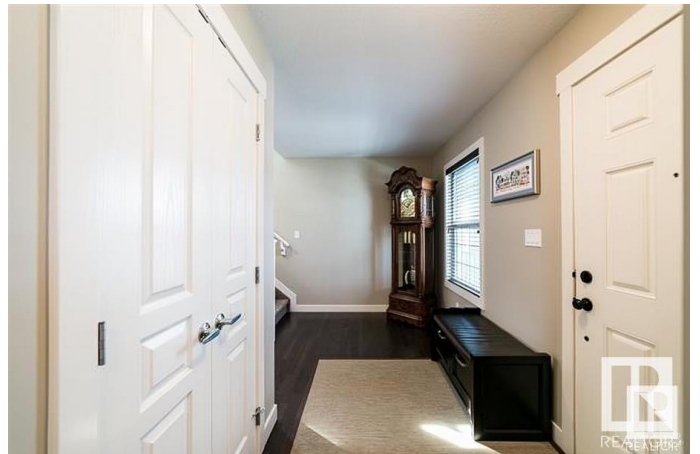
Welcome to Secord, a vibrant family-friendly community in Edmonton's west end. This upgraded 2-storey home offers over 1600 sq.ft. of living space featuring rich hardwood floors, a front den, and a chef's kitchen with stainless steel appliances, a granite island, and abundant cabinetry. The open-concept 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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