

# \$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 | 40              |
| Zoning         | Zone 58         |

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Listing information last updated on August 25th, 2025 at 7:47am MDT