

## \$779,900 - 22736 93 Avenue, Edmonton

MLS® #E4453576

**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,087 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Amazing opportunity to own the Reece 24 showhome by Jayman BUILT, complete with a legal one-bedroom suite and thoughtful design throughout. Built with Core Performance features including SOLAR panels, triple pane windows, SMART HOME technology, tankless hot water, HRV, and a high efficiency furnace, this home blends sustainability with modern comfort. The main floor offers a versatile bedroom and full bath, a spacious great room, dining area, and a kitchen with quartz countertops, flush island, stainless steel appliances, and a walk-through pantry connecting to the mudroom. Upstairs, the private primary suite features a walk-in closet and full ensuite, while two additional bedrooms share a second full bath. A bright bonus room completes the upper level. Side entrance and an attached garage add convenience, making this a beautifully designed home for families and future potential alike. Purchase with Jayman's unique 'Leaseback' program and earn money every month the show home remains open.

Built in 2025

### Essential Information

MLS® # E4453576

Price \$779,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,087                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22736 93 Avenue |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4W8         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 3                                                                           |
| Has Suite         | Yes                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Finished                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Partially Landscaped |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025

Days on Market                72

Zoning                              Zone 58

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Listing information last updated on October 25th, 2025 at 11:47pm MDT