



## 22406 99A Avenue Edmonton AB

\$575,000

Discover this stylish, modern family home in the desirable Secord community, featuring convenient highway access and an array of nearby amenities, including a new leisure centre currently under construction! Boasting over 2200 sq. ft. of thoughtfully designed space with high end finishings throughout, the main floor offers a cozy den off the entry, open-concept living/dining/kitchen with soaring ceilings and abundant natural light thanks to the open-to-above feature, plus a walk-through pantry to the mudroom and double attached garage. Upstairs, unwind in the spacious primary suite (with room for a king bed of course), a luxurious 5-pc ensuite, and walk-in closet. Two additional bedrooms, a convenient laundry room, and a full bath complete the second level. An expansive bonus room over the garage offers added versatility. Outside, enjoy the landscaped and fenced yard with deck - perfect for relaxing or entertaining. Your ideal family home awaits!

Listing Presented By:



Originally Listed by:  
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