



## 22527 99 Avenue Edmonton AB

\$688,000

EXCEPTIONAL 2 STOREY! Located in desirable Secord, this SMART HOME has a LEGAL SUITE with TONS of upgrades. Beautifully upgraded with exquisite finishings featuring 4 bedrooms, 4 baths, 2 furnaces, A/C, TANKLESS water heater, 2 LAUNDRY SETS, smart dimmable switches, CAT 5e in every room and a Leviton multi-media rack - every techie's dream! The chef's kitchen has quartz counters, huge island, GAS STOVE and modern 2-tone cabinetry. The main level is completed with an office, mudroom and bath. Upstairs is a luxury primary suite with spa like 5 pce ensuite, 6 ft tub & vaulted ceilings. Another 2 bedrooms, huge bonus room and UPSTAIRS laundry finish off the 2nd level. The basement is gorgeous with a 2ND CHEF's KITCHEN, living room bedroom, bath and it's own laundry! The impressive exterior is beautifully landscaped with a huge deck (natural gas hookup) and a double attached garage. Home was built by City Homes and is still under warranty! Better than NEW!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

destephan@remax.net  
<http://www.estephangroup.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)