

Courtesy Of Christina A Reid Of Century 21 Leading

# \$1,200 - 22904 94 Avenue, Edmonton

MLS® #E4430995

**\$1,200**

1 Bedroom, 1.00 Bathroom, 654 sqft  
Rental on 0.00 Acres

Secord, Edmonton, AB

This charming one-bedroom basement suite in the desirable Secord community. The suite features a private entrance to your spacious open-concept living area with large windows that allow natural light to fill the space. The well-equipped kitchen includes modern appliances and ample storage, making meal preparation a breeze. This home is built with solar panels, tankless hot water and high efficiency furnace to keep utilities low. Tenant required to pay 30% of power, garbage removal, water, and 100% heat. Enjoy the convenience of in-suite laundry, ensuring you have everything you need for a hassle-free lifestyle. Situated in the family-friendly Secord area, you'll have access to nearby parks, schools, and shopping centres. Street parking, public transit options are also easily accessible, making commuting a breeze. Plus, with major roadways just a short drive away, you can enjoy a quick connection to the rest of the city.

Built in 2023

## Essential Information

MLS® #	E4430995
Price	\$1,200
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	654
Acres	0.00
Year Built	2023
Type	Rental
Style	Single Level Apartment
Status	Active

### Community Information

Address	22904 94 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3Y2

### Amenities

Parking	No Garage
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### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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### Additional Information

Date Listed	April 14th, 2025
Days on Market	5
Zoning	Zone 58

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Listing information last updated on April 19th, 2025 at 10:17am MDT