

## \$599,000 - 22030 95a Avenue, Edmonton

MLS® #E4436453

**\$599,000**

4 Bedroom, 2.50 Bathroom, 2,390 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Stylish Corner Lot Home with Exceptional Natural Light, wider view and Open Layout. The main floor features an open layout connecting the kitchen, dining, and living areas—perfect for daily living and entertaining. The galley-style kitchen offers a long eat-up bar, ample counter space, and room for multiple cooks. The cozy living room includes a gas fireplace with built-in shelving, and the dining area fits a large table—great for gatherings. A versatile main floor bedroom or office and a half bath add flexibility. Upstairs includes three bedrooms, a bonus room, full bath, and laundry. The luxurious primary suite offers a sitting area, barn door access to a spa-like ensuite with soaker tub, walk-in shower, dual sinks, and walk-in closet. Great curb appeal and ideally located near scenic trails, ponds, schools, shopping, and a new recreation centre coming soon. Don't miss this incredible opportunity—your dream home awaits!

Built in 2011

### Essential Information

MLS® #	E4436453
Price	\$599,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,390
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22030 95a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A9

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	83
Zoning	Zone 58

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