

Courtesy Of Jeff D Jackson Of Bode

## \$599,900 - 22918 95a Avenue, Edmonton

MLS® #E4439323

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,194 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to a beautifully designed home that blends comfort, style, and functionality. The main floor flex room and upper-floor entertainment room provide versatile spaces perfect for family living and entertaining. The spacious primary bedroom features a spa-like ensuite, offering a relaxing escape at the end of the day. Enjoy added comfort and energy efficiency with triple pane windows throughout. The home also includes a separate side entrance and 9' foundation height—ideal for potential future development. A gas line is ready for your future BBQ setup. The kitchen shines with two-tone cabinetry, stainless steel appliances, and quartz countertops, while the spindle railing and knockdown ceiling texture add elegant touches. Every detail has been thoughtfully selected to create a welcoming, high-quality living environment perfect for modern families. Photos are representative.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439323  |
| Price      | \$599,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,194                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22918 95a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7K8          |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                        |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Brick, Vinyl                                        |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 29th, 2025 |
|-------------|----------------|

Days on Market     18  
Zoning                Zone 58



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Listing information last updated on June 16th, 2025 at 4:47am MDT