

## \$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 | 109            |
| Zoning         | Zone 58        |

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Listing information last updated on August 31st, 2025 at 10:17am MDT