

## **\$565,000 - 22005 95a Avenue, Edmonton**

MLS® #E4442242

**\$565,000**

3 Bedroom, 3.50 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**INCREDIBLE VALUE! OVER 3000 square feet of living space with everything you want at a price you can afford! Boasting 3 bedrooms, 4 bathrooms, an open concept main floor with chef's kitchen featuring granite countertops, high end stainless appliances including a GAS stove, big family room offering a gas burning fireplace, dining nook with patio door access to the attached deck and fenced and landscaped yard backing walking trail, completing the main level is a 2 piece bath and a wonderful mud room complete with lockers to keep your family organized, upper level offers a massive bonus room, full laundry room with cabinets and counter space, down the hall to the primary with incredible spa inspired ensuite offering big soaker tub and a huge glass shower, other 2 rooms share a full 4 piece bath, fully permitted lower level developed with a big rec room and full 3 piece bath. Backing a walking path, walk to popular k-9 school, minutes to major connecting routes and all shopping. Don't wait on this one**

Built in 2011

### **Essential Information**

MLS® # E4442242

Price \$565,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22005 95a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                David Thomas King School  
Middle                     David Thomas King School  
High                        Jasper Place School

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        3  
Zoning                     Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 16th, 2025 at 8:47pm MDT