

## **\$619,900 - 22829 95a Avenue, Edmonton**

MLS® #E4465524

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

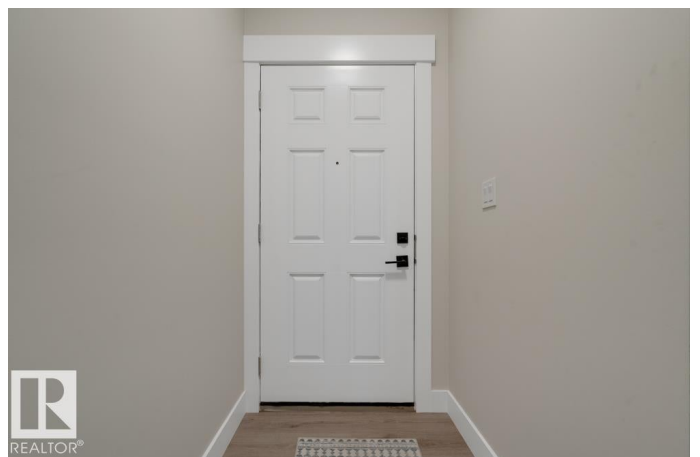
Welcome to 22829 95A AVE NW – a BEAUTIFULLY designed 2-storey with a LEGAL BASEMENT SUITE in the family-friendly community of SECORD! This home offers the perfect blend of COMFORT, STYLE, and INCOME POTENTIAL. The main floor features an OPEN-CONCEPT layout with a BRIGHT LIVING ROOM, modern KITCHEN with LARGE ISLAND and WALK-IN PANTRY, and a dining area ideal for FAMILY GATHERINGS. A convenient MUDROOM and half bath complete this level. Upstairs, enjoy THREE SPACIOUS BEDROOMS including a LARGE PRIMARY SUITE with WALK-IN CLOSET and 5PC ENSUITE. The BONUS ROOM and UPSTAIRS LAUNDRY make family living easy and functional. Downstairs, the FULLY FINISHED LEGAL SUITE includes its OWN LAUNDRY, KITCHEN, LIVING AREA, BEDROOM, and BATHROOM – perfect for EXTENDED FAMILY or RENTAL INCOME. With MODERN FINISHES, SMART DESIGN, and a PRIME LOCATION near parks, schools, and amenities, this home is an EXCEPTIONAL VALUE for both FAMILIES and INVESTORS!

Built in 2023

### **Essential Information**

MLS® #

E4465524



|                |                        |
|----------------|------------------------|
| Price          | \$619,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,710                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22829 95a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7H5          |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Attached                                                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Suite         | Yes                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 58             |

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Listing information last updated on November 16th, 2025 at 8:47pm MST