

## \$585,000 - 22706 95a Avenue, Edmonton

MLS® #E4445822

**\$585,000**

3 Bedroom, 2.50 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Situated on a MASSIVE PIE-SHAPED LOT, this beautifully upgraded property is move-in ready and waiting just in time for summer! Step inside to discover a chef-inspired kitchen with upgraded cabinetry, stainless steel appliances, and elegant quartz countertops, all flowing seamlessly into the open-concept main floor. Upstairs youâ€™™ll find a spacious bonus room, perfect for a media lounge or play area. The showstopper is the luxurious primary suite, complete with vaulted ceilings and a grand, fully updated ensuite. Finally, two generously sized bedrooms, a stylish guest bathroom along with a full laundry room complete the upper level. The unfinished basement offers 9-foot ceilings and endless potential for customization to suit your lifestyle. Step outside into your fully landscaped backyard oasisâ€™™meticulously maintained and designed for outdoor living at its finest. Whether it's relaxing evenings or weekend gatherings, this yard offers more than spaceâ€™™it offers an experience. Welcome to Secord. WELCOME HOME

Built in 2021

### Essential Information

MLS® # E4445822

Price \$585,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,732                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22706 95a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7H4          |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Fire Pit, No Animal Home, No Smoking Home, Patio, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                  |

### Interior

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

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 55             |
| Zoning         | Zone 58        |

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Listing information last updated on August 28th, 2025 at 4:18pm MDT