# \$615,000 - 22706 95a Avenue, Edmonton

MLS® #E4445822

### \$615,000

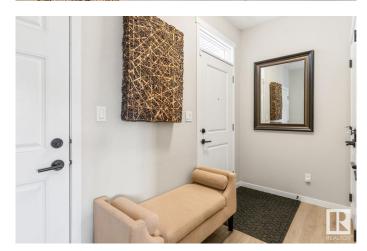
3 Bedroom, 2.50 Bathroom, 1,732 sqft Single Family on 0.00 Acres

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 you'II 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 \$615,000 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 2

Zoning Zone 58

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Listing information last updated on July 6th, 2025 at 10:02am MDT