

Courtesy Of David Lofthaug Of Bode

## \$589,900 - 22918 95a Avenue, Edmonton

MLS® #E4439323

**\$589,900**

3 Bedroom, 2.50 Bathroom, 2,194 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to a beautifully designed home that blends comfort, style, and functionality. This home offers functional space for family living, featuring a main floor flex room and an upper floor entertainment area. The kitchen includes two-tone cabinetry, stainless steel appliances, quartz countertops, and knockdown ceiling texture throughout. Spindle railing adds detail to the main level. The primary bedroom includes an ensuite with upgraded finishes. Triple pane windows and a 9' foundation height contribute to energy efficiency and a spacious feel. Additional features include a separate side entrance and a gas line for future BBQ installation. Photos are representative.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439323  |
| Price          | \$589,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,194     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22918 95a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7K8          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                       |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 101            |
| Zoning         | Zone 58        |

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Listing information last updated on September 7th, 2025 at 6:17pm MDT