

## \$630,000 - 22030 95a Avenue, Edmonton

MLS® #E4436453

**\$630,000**

4 Bedroom, 2.50 Bathroom, 2,390 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

As you enter, you're greeted by a spacious foyer with access to the double garage. The main floor has an open layout connecting the kitchen, dining area, and living room—perfect for daily living and entertaining. The galley-style kitchen features a long eat-up bar, ample counter space, and room for multiple cooks. The cozy living room includes a gas fireplace with built-in shelving, while the dining area fits a large table—great for holiday dinners. Also on the main floor is a versatile bedroom or office and a half bath. Upstairs offers three bedrooms, a bonus room, full bathroom, and laundry, including the luxurious primary suite. The primary bedroom is a retreat with space for a sitting area, a barn door leading to a spa-inspired ensuite with soaker tub, walk-in shower, dual sinks, and a walk-in closet. This home offers great curb appeal and is ideally located near trails, ponds, schools, and shopping.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436453  |
| Price      | \$630,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,390                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22030 95a Avenue |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4A9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025

Days on Market                43

Zoning                              Zone 58

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Listing information last updated on June 26th, 2025 at 3:03pm MDT