

## \$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 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 \$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	6
Zoning	Zone 58

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