

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	70
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 7th, 2025 at 1:47pm MDT