

## \$499,900 - 17925 94 Avenue, Edmonton

MLS® #E4437795

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Tucked into the heart of family-friendly Belmead, this 4-level split is maintained with incredible pride. Inside, youâ€™ll find 3 spacious bedrooms plus a dedicated office, perfect for working from home or creative pursuits. There are two inviting living roomsâ€”one with a huge bay window that floods the space with natural light, and the other featuring a cozy gas fireplace for chilly evenings. Youâ€™ll love the heated double car garage, the generous crawl space offering loads of storage, and the long list of recent upgrades: roof, exterior doors + patio slider, hot water tank, furnace, washing machine, and SS kitchen appliances. The massive pie-shaped lot backyard is an absolute showstopperâ€”lush, private, and lovingly maintained with blooming perennials and mature landscaping. Itâ€™s a peaceful sanctuary youâ€™ll want to enjoy year-round. Recent updates include: roof (2020), exterior doors + patio slider, SS kitchen appliances, HWT, furnace & washing machine.

Built in 1976

### Essential Information

MLS® # E4437795

Price \$499,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	17925 94 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y3

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools,

	Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	Zone 20

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Listing information last updated on May 25th, 2025 at 7:32pm MDT