

Courtesy Of Jeff D Jackson Of Bode

## \$599,900 - 22918 95a Avenue, Edmonton

MLS® #E4439323

**\$599,900**

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. The main floor flex room and upper-floor entertainment room provide versatile spaces perfect for family living and entertaining. The spacious primary bedroom features a spa-like ensuite, offering a relaxing escape at the end of the day. Enjoy added comfort and energy efficiency with triple pane windows throughout. The home also includes a separate side entrance and 9' foundation height—ideal for potential future development. A gas line is ready for your future BBQ setup. The kitchen shines with two-tone cabinetry, stainless steel appliances, and quartz countertops, while the spindle railing and knockdown ceiling texture add elegant touches. Every detail has been thoughtfully selected to create a welcoming, high-quality living environment perfect for modern families. Photos are representative.



Built in 2025

### Essential Information

MLS® #	E4439323
Price	\$599,900
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
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Days on Market 9  
Zoning Zone 58



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Listing information last updated on June 7th, 2025 at 10:32am MDT