

## \$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                47

Zoning                            Zone 58

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