

## \$599,900 - 22706 95a Avenue, Edmonton

MLS® #E4445822

**\$599,900**

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 you'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 oasis—meticulously maintained and designed for outdoor living at its finest. Whether it's relaxing evenings or weekend gatherings, this yard offers more than space—it offers an experience. Welcome to Secord. WELCOME HOME

Built in 2021

### Essential Information

MLS® #	E4445822
Price	\$599,900



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
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Days on Market	11
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Zoning	Zone 58
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Listing information last updated on July 15th, 2025 at 3:33pm MDT