

\$615,000 - 22706 95a Avenue, Edmonton

MLS® #E4445822

\$615,000

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 youâ€™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 oasisâ€”meticulously maintained and designed for outdoor living at its finest. Whether it's relaxing evenings or weekend gatherings, this yard offers more than spaceâ€”it offers an experience. Welcome to Secord. WELCOME HOME

Built in 2021

Essential Information

MLS® # E4445822

Price \$615,000



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
Days on Market	7
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 July 11th, 2025 at 8:18am MDT