

Courtesy Of Aimee Boxall Of Exp Realty

# \$619,900 - 22829 95a Avenue, Edmonton

MLS® #E4465524

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,710 sqft  
Single Family on 0.00 Acres

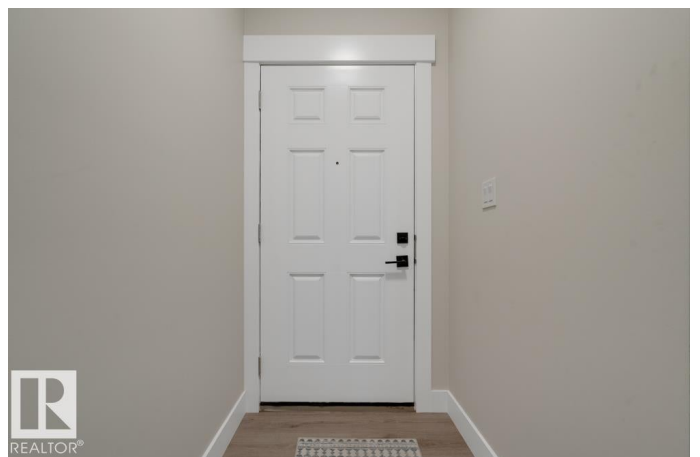
Secord, Edmonton, AB

Welcome to 22829 95A AVE NW â€” a BEAUTIFULLY designed 2-storey with a LEGAL BASEMENT SUITE in the family-friendly community of SECORD! This home offers the perfect blend of COMFORT, STYLE, and INCOME POTENTIAL. The main floor features an OPEN-CONCEPT layout with a BRIGHT LIVING ROOM, modern KITCHEN with LARGE ISLAND and WALK-IN PANTRY, and a dining area ideal for FAMILY GATHERINGS. A convenient MUDROOM and half bath complete this level. Upstairs, enjoy THREE SPACIOUS BEDROOMS including a LARGE PRIMARY SUITE with WALK-IN CLOSET and 5PC ENSUITE. The BONUS ROOM and UPSTAIRS LAUNDRY make family living easy and functional. Downstairs, the FULLY FINISHED LEGAL SUITE includes its OWN LAUNDRY, KITCHEN, LIVING AREA, BEDROOM, and BATHROOM â€” perfect for EXTENDED FAMILY or RENTAL INCOME. With MODERN FINISHES, SMART DESIGN, and a PRIME LOCATION near parks, schools, and amenities, this home is an EXCEPTIONAL VALUE for both FAMILIES and INVESTORS!

Built in 2023

## Essential Information

MLS® # E4465524



Price	\$619,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22829 95a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 12th, 2025
Days on Market	2
Zoning	Zone 58

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Listing information last updated on November 14th, 2025 at 3:17am MST