

## \$515,000 - 22043 95 Avenue, Edmonton

MLS® #E4445575

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Beautifully Maintained Detached Home with South-Facing Backyard. Very clean and move-in ready! This well-kept detached single-family home features a double attached garage, gas fireplace w/ tile surround and a bright, open-concept main floor. The modern kitchen offers stainless steel appliances, stone countertops, ample cabinet space and a walk through pantry. The upper level offers three bedrooms, including a spacious king-sized primary suite with a walk-in closet and 5-piece ensuite. Recent updates include brand new carpet, refrigerator, and hot water tank. Enjoy year-round comfort with central A/C. The sunny south-facing backyard is beautifully landscaped with a fire pit—perfect for relaxing or entertaining. Fantastic location close to schools, public transportation, parks and trails, shopping, and easy access to the Anthony Henday and Whitemud Drive. A great opportunity in a desirable neighbourhood!

Built in 2010

### Essential Information

MLS® #	E4445575
Price	\$515,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,657
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22043 95 Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	Zone 58

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