

\$550,000 - 22754 95a Avenue, Edmonton

MLS® #E4438694

\$550,000

3 Bedroom, 2.50 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautifully curated home that blends modern charm with everyday practicality in the desirable neighborhood of Secord. Nestled on a quiet street, this 2-storey property offers a serene escape with its private, tree-lined backyard oasis—featuring cherry, apple and lilac trees, a cozy gazebo for summer evenings, and a double attached garage. Inside, you'll find a thoughtfully designed main level where natural light fills the open living space. The sleek kitchen is equipped with quartz counters, high-end stainless steel appliances and a walk-in pantry, flowing seamlessly into the dining area. Upstairs is a spacious bonus room, large laundry room, 4pc bathroom, and 3 generous sized bedrooms. The primary bedroom includes its own private 5pc ensuite with dual sinks, a soaker tub, and a large walk-in closet. The full sized basement awaits your finishes. Located just minutes to the Yellowhead freeway for easy access to the Anthony Henday, a short distance to schools, walking trails, and shopping!

Built in 2021

Essential Information

MLS® # E4438694

Price \$550,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,844 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 22754 95a Avenue |
| Area | Edmonton |
| Subdivision | Secord |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7H5 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Gazebo, No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave 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 | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground |

| | |
|--------------|---|
| | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 19 |
| 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 June 15th, 2025 at 7:02pm MDT