

## \$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

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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	21
Zoning	Zone 58

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