



## 21845 95A Avenue Edmonton AB

\$685,000

Welcome to Secord! This stunning home offers you 6 bedrooms, 3.5 baths, SECOND KITCHEN, A WALKOUT BASEMENT & BACKING ONTO THE LAKE & TREES! Enjoy 2,580+ sqft A.G. & 1,065+sqft BSMT. area of opulent living space on a 423 SqM lot! The foyer leads you into the MAIN FLR offering a DEN (use as an office or formal dining area), living room w/ STONE WALL FIREPLACE, dining room leads to the large DECK & overlooking the FULLY FENCED, TREE-LINED BACKYARD for COMPLETE PRIVACY, WALK-IN PANTRY, 2-PC BATH & LAUNDRY RM! Upstairs offers a SECOND BONUS ROOM, PRIMARY BEDRM w/ a WALK-IN CLOSET 5-PC ENSUITE w/ DOUBLE VANITY & soaker tub! You have 3 bedrooms w/ a common 4-pc bath! The WALK-OUT BASEMENT w/ SEPARATE ENTRANCE features a SECOND KITCHEN, BREAKFAST NOOK, REC RM, 2 bdrms & 4-pc bath! Potential to get Legal Suite Permit having a fitting for a washer & dryer! Close to all amenities! UPGRADES incl. CARPETS-Aug.2024, HWT- 2022, ARTIFICIAL TURF 2024, PAINTED DECK 2024, CENTRAL A/C 2024, MAIN FLR NEW PAINT 2024!

Listing Presented By:



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