

## \$439,900 - 15011 95 Street, Edmonton

MLS® #E4446194

**\$439,900**

4 Bedroom, 2.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to the wonderful community of Evansdale! This family-friendly area is full of mature trees and charm. This beautifully updated home has nearly 2500 sqfeet of finished space and nestled on an expansive corner lot with room for RV parking. This property boasts a fantastic, oversized, heated, and finished double garage, complete with 220v power â€” perfect for all your shop needs! As well as an exterior 30 amp RV plug.

Inside, the main floor offers three cozy bedrooms, including a master retreat with its own private ensuite. There's also a spacious living room with a charming stone fireplace, a formal dining area, and a good-sized kitchen that overlooks the lovely backyard. Downstairs, is fully finished, providing an open recreational space, a full bar, fourth bedroom, and another full bathroom. Recent upgrades throughout the home include a new roof & attic insulation, new vinyl windows, fresh paint, and new flooring, making this home truly move-in ready and inviting!

Built in 1971

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446194  |
| Price    | \$439,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,292                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15011 95 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3Z3         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | See Remarks  |
| Parking Spaces | 5  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, 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, Finished  |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Stucco            |
| Exterior Features | Corner Lot, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 02        |

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Listing information last updated on July 11th, 2025 at 9:31pm MDT