

## \$849,900 - 20519 95 Avenue, Edmonton

MLS® #E4440104

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,662 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Webber Green custom-designed 2680 sf. WALK-OUT BASEMENT, "South Back" Pond view, and extra Wider garage to fit ski boat. Total 6 beds & 4 full baths with main floor bedroom & a full bath. Enjoy a lifestyle of tranquility & elegance, with the home backing onto a picturesque pond offering breathtaking view. The ground open foyer leads into the home with gleaming hardwood floors. The customer designed gourmet kitchen is the heart of the home, high ceiling, expansive granite island and high-end appliances with \$8000 custom-built-in refrigerator. Upstairs 10' ceiling bonus room features large windows and 4 bedrooms. The primary bedroom includes has "in-floor heated" ensuite. Walkout basement is filled with natural light, providing family entertainment space, movie area, custom built steam room for 4-6 seats, bar, 5th bedroom, and a full bathroom. Total 2 furnaces idea for in-law suite. Step out onto stone patio and into beautifully \$15000 landscaped yard with stone built bridge and leading to the lakeshore.

Built in 2014

### Essential Information

MLS® # E4440104

Price \$849,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,662
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20519 95 Avenue
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P1

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025

Days on Market                12

Zoning                            Zone 58

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