

## \$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	2
Zoning	Zone 02

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