

# \$499,900 - 12020 95a Street, Edmonton

MLS® #E4433578

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,200 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Custom bi-level home with 2248 SQ.F of living space and a private-entry basement suite! The upper unit features 3 bedrooms, 2 full bathrooms, a spacious living room, and a bonus room—perfect for a playroom or office. Quality finishes throughout include dark hardwood, granite counters, stainless steel appliances, vaulted ceilings and an open-concept layout ideal for entertaining. The master bedroom offers a cozy retreat with two closets and a 4-piece ensuite. New appliances (Oven and Dishwasher 2018 and Refrigerator 2022), New in-floor heating Furnace and Hot Water tank 2023. The raised basement includes a fully self-contained 2-bedroom, 1-bathroom suite with a full kitchen, separate laundry, large windows, and private entry—perfect for extended family. Outside, enjoy a double garage, fully landscaped yard, two-tiered deck with BBQ gas line, and two beautiful gazebos—perfect for summer gatherings! Secured with fences, ring doorbell for both doors (\$60/per year) motion light sensors and lights.

Built in 2007

## Essential Information

MLS® # E4433578  
Price \$499,900



12020 95a St NW, Edmonton, AB



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,200
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	12020 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R7

### **Amenities**

Amenities	On Street Parking, Ceiling 10 ft., Gazebo, Vaulted Ceiling, Walk-up Basement, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 8:02am MDT