

## **\$417,000 - 15211 95 Street, Edmonton**

MLS® #E4441986

**\$417,000**

4 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this Charming well cared for Original - Owner Bungalow in the Evansdale neighborhood! Enter to the spacious living room with Beautiful **HARDWOOD FLOORS**, Large eat in kitchen with **PATIO DOORS** to deck. Home has 2 Bedrooms on main floor. Originally had 3 bedrooms up, 2 bedrooms converted to a **LARGE PRIMARY BEDROOM!**

Can easily be put back to 3 bedrooms. Main Floor has 4pce updated bathroom. Downstairs is a large finished Rec Room with built in bar area, partly finished 4th bedroom. Laundry with **LOTS OF STORAGE SPACE!** **NEW FURNANCE, HOT WATER TANK! UPDATED VINYLE WINDOWS! NEWER ROOF!** Large **PRIVATE** backyard with **GARDEN SPACE**, Flowers. Deck to enjoy your coffee outside in the morning sun! **Detached Double Garage** with back land access! Close to Shopping, Transit, and Schools!

Built in 1971

### **Essential Information**

MLS® #	E4441986
Price	\$417,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	965



Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15211 95 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3Z3

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	48
Zoning	Zone 02

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