

# \$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       |

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Listing information last updated on May 3rd, 2025 at 1:47am MDT