

## **\$674,900 - 14622 95 Avenue, Edmonton**

MLS® #E4458713

**\$674,900**

4 Bedroom, 2.00 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Mere steps from MACKENZIE RAVINE, welcome to this STUNNING bungalow offering over 2,400 sq ft of OPEN-CONCEPT living space. Every detail has been thoughtfully updated to combine MODERN STYLE with EVERYDAY COMFORT. The BRIGHT AND SPACIOUS living room is filled with NATURAL LIGHT. The kitchen showcases NEW CABINETRY, QUARTZ countertops, a GENEROUS ISLAND, and SS APPLIANCES, perfect for hosting family and friends. A sunken family room flows seamlessly to the PRIVATE BACKYARD PATIO, creating the ideal indoor-outdoor space for summer entertaining. The sizable primary suite features a large walk-in closet, while the LUXURIOUS main bathroom includes a FREESTANDING SOAKER TUB and an oversized, tiled shower - your PERSONAL RETREAT. The fully finished basement adds TWO MORE LARGE BEDROOMS, a 4-piece bathroom, a SPACIOUS REC ROOM, and a dedicated laundry area. Major upgrades include a furnace, hot water tank, electrical, shingles, and windows. Don't miss this opportunity to own this BEAUTIFUL home in Crestwood!

Built in 1958

### **Essential Information**

MLS® #

E4458713



|                |                        |
|----------------|------------------------|
| Price          | \$674,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,413                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14622 95 Avenue |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 0B3         |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, Parking-Extra, Vinyl Windows |
| Parking Spaces | 3                                                         |
| Parking        | Over Sized, Single Garage Detached                        |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Wall Mount                                                                 |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Back Lane, Landscaped, Partially Fenced |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stucco                            |
| Foundation        | Concrete Perimeter                      |

**School Information**

|        |                  |
|--------|------------------|
| Middle | Crestwood School |
| High   | Crestwood School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 45                   |
| Zoning         | Zone 10              |

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