

## \$379,900 - 15211 95 Street, Edmonton

MLS® #E4458207

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This 1,044 sq ft home in Evansdale offers a practical layout with updates throughout. The main floor features two well-sized bedrooms, a full bathroom, and a bright living space with large windows. The kitchen and dining area provide functionality and flow, while windows throughout bring in natural light. Downstairs adds versatility with a third bedroom, second bathroom, and a spacious family room that can be adapted for recreation or storage needs. Important upgrades include a newer roof, windows, furnace, and hot water tank, giving peace of mind and long-term efficiency. The lot offers a balance of yard space for outdoor enjoyment and low-maintenance living. Situated in a mature neighbourhood, this home blends classic character with important modern updates. Whether enjoying the comfortable main level or the added flexibility of the finished basement, this Evansdale property combines space, utility, and thoughtful improvements in a convenient north Edmonton location.

Built in 1971

### Essential Information

MLS® # E4458207

Price \$379,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,045                  |
| 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 Animal Home, No Smoking Home |
| 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, Finished                                   |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

Date Listed September 17th, 2025

Days on Market 1

Zoning Zone 02

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