

## \$449,900 - 21427 95 Avenue, Edmonton

MLS® #E4443690

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Welcome to this fantastic 3 bedroom, 2.5 bathroom home in sought-after Webber Greens! The main floor offers rich hardwood flooring in the large living room with plenty of sunlight. The kitchen showcases granite countertops, silgranit sink, soft-close drawers, and stainless steel appliances designed for both style and function. The open-concept layout makes entertaining a breeze. Upstairs, youâ€™ll find 3 spacious bedrooms, 4-piece main bathroom, and a primary suite with its own 4-piece ensuite and built-in organizers in the closet â€“ perfect for keeping everything in its place. Enjoy the oversized heated garage equip with an 8' tall door, garage heater, & 220V plug. The home also has hot water on demand, and newly installed central air-conditioning for year-round comfort. The fully fenced backyard is ready for summer fun, pets, and play. All of this just blocks from two public K-9 schools, a Catholic K-9 school, shopping, amenities, and the brand new rec centre. Move-in ready and waiting for you!

Built in 2011

### Essential Information

MLS® # E4443690

Price \$449,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21427 95 Avenue
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4C9

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Tankless
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 21st, 2025

Days on Market                21

Zoning                              Zone 58

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