

## **\$499,999 - 21304 95 Avenue, Edmonton**

MLS® #E4426948

**\$499,999**

4 Bedroom, 2.50 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

This impeccably maintained two-storey home in the vibrant community of Webber Greens is perfect for the whole family! Featuring soft corner lines & elegant light fixtures throughout. The home offers a welcoming front covered veranda. The bright & spacious living room is complimented by a columned accent shared with the dining area. The kitchen boasts rich espresso cabinetry, stainless steel appliances, plenty of counter space, an island, and a view of the low-maintenance backyard and deck. A modern neutral color palette runs throughout the home. Upstairs has a large primary bedroom & a 4-piece ensuite plus a walk-in closet. Two more generously sized bedrooms, a full 4-piece bathroom. The partially finished basement features one fully finished bedroom, with the remaining space awaiting your personal touch. It comes with insulated oversized double detached garage. Walking distance to many schools and public transportation. A few minutes away from renowned West Edmonton Mall and Rivercree.

Built in 2011

### **Essential Information**

MLS® #	E4426948
Price	\$499,999
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21304 95 Avenue
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4C9

### **Amenities**

Amenities	Deck, Dog Run-Fenced In, Gazebo, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Bishop David Motiuk

Middle Michael Phair

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 14

Zoning Zone 58

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