

## **\$859,900 - 20519 95 Avenue, Edmonton**

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MLS® #E4431335

### **\$859,900**

6 Bedroom, 4.00 Bathroom, 2,662 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Webber Green custom-designed 2680 sf. WALK-OUT BASEMENT, "South Back" Pond view, and extra Wider garage to fit ski boat. Total 6 beds & 4 full baths with main floor bedroom & a full bath. Enjoy a lifestyle of tranquility & elegance, with the home backing onto a picturesque pond offering breathtaking view. The ground open foyer leads into the home with gleaming hardwood floors. The customer designed gourmet kitchen is the heart of the home, high ceiling, expansive granite island and high-end appliances with \$8000 custom-built-in refrigerator. Upstairs 10' ceiling bonus room features large windows and 4 bedrooms. The primary bedroom includes has "in-floor heated" ensuite. Walkout basement is filled with natural light, providing family entertainment space, movie area, custom built steam room for 4-6 seats, bar, 5th bedroom, and a full bathroom. Total 2 furnaces idea for in-law suite. Step out onto stone patio and into beautifully \$15000 landscaped yard with stone built bridge and leading to the lakeshore.



Built in 2014

### **Essential Information**

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Price \$859,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,662                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20519 95 Avenue |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4P1         |

### Amenities

|               |                                                 |
|---------------|-------------------------------------------------|
| Amenities     | Ceiling 9 ft., No Animal Home, Walkout Basement |
| Parking       | Double Garage Attached                          |
| Is Waterfront | Yes                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 3                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Finished                                                                                       |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Backs Onto Lake, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                6

Zoning                              Zone 58

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