

## \$412,900 - 16812 95 Street, Edmonton

MLS® #E4456766

**\$412,900**

3 Bedroom, 2.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Lago Lindo, Edmonton, AB

Step into this immaculately cared for 1,120 sq. ft. 3-level split, offering BRAND NEW VINYL PLANK THROUGHOUT and modern comfort. Featuring 3 spacious bedrooms total, the upper level boasts two large rooms, including a primary with a cheater door to the main 4 Pc bathroom accessed through a WALK-IN CLOSET with ORGANIZERS. The airy VAULTED CEILING enhances the MAIN FLOOR LIVING ROOM extending to the upper floor dining area next to the kitchen with QUARTZ COUNTERTOPS. The basement hosts a cozy family room with a NEW ELECTRIC FIREPLACE, the third bedroom, a 3 Pc Bathroom, plus a laundry room with sink and plenty of storage in the crawl space. Enjoy year-round comfort with CENTRAL A/C, built-in vacuum, high-efficiency furnace, and newer HWT. Outside, the OVERSIZED DOUBLE GARAGE, upgraded shingles, windows, concrete patio & walkways add to the value. A perfect blend of space, style, and upgrades—all move-in ready!

Built in 1985

### Essential Information

MLS® # E4456766

Price \$412,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	16812 95 Street
Area	Edmonton
Subdivision	Lago Lindo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 1Y4

### Amenities

Amenities	Air Conditioner, Crawl Space, Hot Water Natural Gas, Patio, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	1
Zoning	Zone 28

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Listing information last updated on September 9th, 2025 at 12:18pm MDT