

## \$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, ACROSS from ANDORRA LAKE. The home offers BRAND NEW LUXURY 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, NEW FRIDGE & DISHWASHER. The lower level hosts a cozy family room with a NEW ELECTRIC FIREPLACE, NEW HIGH EFFICIENCY FURNACE and NEWER HOT-WATER TANK. 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 . 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 | 74                  |
| Zoning         | Zone 28             |

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