

Courtesy Of Jeff D Jackson Of Bode

## \$549,900 - 22717 95a Avenue, Edmonton

MLS® #E4428475

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Nestled on a desirable corner lot with a sun-soaked south-facing backyard, the Michela by Hopewell Residential offers both style and functionality. Designed for modern living, this home boasts a separate side entrance and an impressive 9' foundation height, adding flexibility and spaciousness. The upgraded kitchen is a chef's dream, featuring a sleek chimney hood fan, built-in microwave, extra storage with additional drawers, and elegant pot lights. Overlooking the expansive Dining and Lifestyle Room, the central kitchen is perfect for entertaining. Thoughtful details such as spindle railing at the main level stair landing, quartz countertops, and pristine white cabinetry elevate the home's sophistication. The knockdown ceiling texture enhances the airy feel, while the durable and stylish flooring offers both beauty and comfort. A spa-inspired ensuite with a stunning tile-to-ceiling shower completes this exceptional home. Under construction. Spring possession. Photos are representative.

Built in 2025

### Essential Information

MLS® # E4428475

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22717 95a Avenue
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H4

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	30
Zoning	Zone 58

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Listing information last updated on May 1st, 2025 at 4:47pm MDT