

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 4:32am MDT