# \$562,900 - 22717 95a Avenue, Edmonton

MLS® #E4428475

### \$562,900

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.

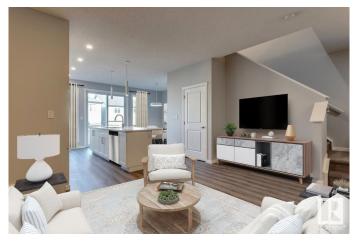
Built in 2025

#### **Essential Information**

MLS® # E4428475 Price \$562,900







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 3

Zoning Zone 58

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