

## **\$574,500 - 9923 222 Street, Edmonton**

MLS® #E4440134

**\$574,500**

3 Bedroom, 2.50 Bathroom, 1,751 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautifully maintained home in the heart of Secord! With over 1,751 sq ft of finished living space + a 718+ sq ft in the partly finished WALKOUT BASEMENT, this home offers plenty of room to grow! Inside, youâ€™ll find 3 generously sized bedrooms, 2.5 bathrooms + a BONUS ROOM upstairsâ€”perfect for a playroom, home office, or media space. The main floor laundry & convenient 2-piece bath add functionality to daily living. Featuring a modern electric fireplace, large panel windows across the spacious dining area leading to the balcony overlooking your fully fenced backyard! The chef's kitchen features essential stainless steel appliances, modern light fixtures, ISLAND/BREAKFAST NOOK, WALK-IN PANTRY, GRANITE COUNTERTOPS + modern cabinetry providing ample storage! The partly finished WALKOUT BASEMENT offers incredible potential & ready for your personal touch. Located close to schools, shopping, parks & transit, this home is an excellent choice for families looking for space & comfort!

Built in 2020

### **Essential Information**

MLS® # E4440134

Price \$574,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9923 222 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7J1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Tankless, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

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

### School Information

Elementary	Winterburn School
Middle	David Thomas King School
High	Jasper Place School

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	87
Zoning	Zone 58

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