

## **\$576,800 - 9923 222 Street, Edmonton**

MLS® #E4440134

**\$576,800**

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, you'll find 3 generously sized bedrooms, 2.5 bathrooms + a BONUS ROOM upstairs—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 \$576,800



|                |                        |
|----------------|------------------------|
| 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 | 14             |
| Zoning         | Zone 58        |

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Listing information last updated on June 17th, 2025 at 9:17am MDT