

## \$649,000 - 9863 222 Street, Edmonton

MLS® #E4443674

**\$649,000**

4 Bedroom, 3.50 Bathroom, 1,994 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Come and check out this modern home with a LEGAL WALK-OUT BASEMENT SUITE in the heart of SECORD! The main floor boasts an OPEN-CONCEPT LAYOUT with a spacious kitchen featuring AMPLE CABINETRY and a LARGE ISLAND. Enjoy the BRIGHT LIVING ROOM with a cozy fireplace, CONVENIENT MAIN FLOOR LAUNDRY, a SPACE FOR YOUR OFFICE, and a 2-pc bath. Upstairs offers a GENEROUS PRIMARY BEDROOM with a beautiful ensuite including a SOAKER TUB AND SEPARATE SHOWER, plus a LARGE BONUS ROOM and two additional bedrooms. The fully finished, WALK-OUT BASEMENT SUITE includes a SEPARATE ENTRANCE, one bedroom, IN-SUITE LAUNDRY, and PLENTY OF LIVING SPACE—ideal for a lot of different living options: MULTI-GENERATIONAL LIVING — perfect! LONG TERM TENANT — amazing! AirBNB - awesome! If you are looking for a home that offers SEPARATE PARKING FOR BOTH SUITES, this is it! With CLOSE PROXIMITY to schools, shopping, and all amenities, this home is a winner!

Built in 2017

### Essential Information

MLS® # E4443674

Price \$649,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,994
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9863 222 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7J1

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, Vinyl Windows, Walkout Basement, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features      Back Lane, Shopping Nearby, Sloping Lot, Partially Fenced  
Roof                              Asphalt Shingles  
Construction              Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        21  
Zoning                      Zone 58

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