

Courtesy Of Mani Bagga Of Royal Lepage Magna

## **\$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 60  
Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 1:32pm MDT