

## **\$579,900 - 9212 224 Street, Edmonton**

MLS® #E4441486

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,213 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**PRICE JUST REDUCED TO WELL BELOW CITY ASSESSED VALUE FOR QUICK SALE!**

Welcome to this STUNNING 2213 sqft home located in the desirable Secord community!

Features 3 bedrooms/bonus room/upstairs laundry & a double-attached garage. Main floor boasts 9 ft ceiling/gorgeous floorings all throughout w natural light pouring through its many windows, complemented by SOLAR PANELS contributing to lower energy expenses. The kitchen is spacious & functional w SS appl, a LARGE 10 FEET LONG KITCHEN ISLAND COUNTER & beautiful granite countertops. Sunlight spills across the inviting living rm to highlight the striking, unique textured stone accent wall to add a touch of elegance to the space. The Master bedroom offers a luxurious 5pc ensuite bathrm w 2 sinks/a free standing shower/bathtub/lots of mirrors & a walk-in closet. Step out onto the beautiful deck & yard, your private oasis for relaxation & entertainment. Easy access to transit/park/playground/new build rec center/grocery/restaurants & all amenities. Shows 10/10!

Built in 2019

### **Essential Information**

MLS® # E4441486

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,213                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9212 224 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7L9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | David Thomas King (K-9)   |
| Middle     | Bishop David Motiuk (K-9) |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 58         |

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Listing information last updated on June 16th, 2025 at 11:47am MDT