

## \$500,000 - 9760 220 Street, Edmonton

MLS® #E4442913

**\$500,000**

3 Bedroom, 3.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**FACING GREEN SPACE & THE POND!** This former Sabal showhome is fully finished offering over 2,200 sqft of total living space— 3 Bedrooms upstairs, 3.5 baths & a MAIN FLOOR DEN. Enjoy sitting outside having your morning coffee on your east facing porch, w/ pond views! Inside you have a well appointed front foyer, access to your front den — open concept kitchen, dining & living room. Kitchen boasts upgraded cabinets to the ceiling, granite counter tops & large island. Spacious dining & living room w/ fireplace feature wall (gas insert 2023). Hardwood flooring throughout & A/C. Patio door access to your deck & 2-piece bath completes this floor. Upstairs large primary suite (fits a king size bed) generous walk-in closet & 3-piece ensuite. Additional 2 bedrooms, 4-piece bath & walk-in laundry room w/ pocket doors. Basement featuring 9 ft ceilings, rec room & 3-piece bathroom— great space for guests w/ murphy bed or complete an additional bedroom. Double detached garage, fully fenced west facing backyard.

Built in 2011

### Essential Information

MLS® # E4442913

Price \$500,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,555                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9760 220 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4J9         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Front Porch |
| Parking   | Double Garage Detached                                |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Granite Surround                                                                                               |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 16              |
| 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 July 4th, 2025 at 8:32pm MDT