

\$669,900 - 9863 222 Street, Edmonton

MLS® #E4435730

\$669,900

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

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Price \$669,900

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 May 9th, 2025
Days on Market 40
Zoning Zone 58

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