

## **\$635,000 - 9635 223 Street, Edmonton**

---

MLS® #E4441919

**\$635,000**

4 Bedroom, 2.50 Bathroom, 2,285 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautiful and spacious 2-storey home located in the highly sought-after community of Secord! With over 2280 sq/feet of living space, this home offers a functional layout perfect for families. The open-concept main floor features a bright and airy living room, a large dining area, den and a gourmet kitchen with ample cabinetry and workspace. Built in 2021 by Pacesetter Homes this Mackenzie model home located on a quiet street in a family-friendly neighborhood. Upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite and walk-in closet, three additional bedrooms, a full 4-piece bathroom, upper floor laundry, and a large bonus room perfect for relaxing or entertaining. The basement is unfinished, providing ample storage or development potential to suit your needs. Separate entrance door to basement is perfect for future secondary suite development. Enjoy outdoor living with a rear deck, and take advantage of a double attached garage for secure parking and additional storage.

Built in 2021

### **Essential Information**

MLS® # E4441919

Price \$635,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,285
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9635 223 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7B7

### Amenities

Amenities	Closet Organizers, Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Television Connection
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
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 June 16th, 2025 at 4:02am MDT