

## \$449,900 - 9815 220 Street, Edmonton

MLS® #E4454743

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this METICULOUSLY CARED FOR FORMER SHOWHOME in Edmonton west thought after community of Secord. With close to 1600 sq.ft, this 3 bedrooms 2.5 bathrooms home has it all. Great curb appeal with covered front veranda, OPEN CONCEPT, 9'Ft ceilings, AIR CONDITIONING, QUARTZ countertops, DOUBLE DETACHED GARAGE, fully fenced & landscaped! The main floor features gleaming tiled flooring, a DESIGNER kitchen with quartz countertop, stunning cabinetry, and stainless steel appliances. The eating bar flows nicely into huge dining area and bright living room where large windows flood the space with natural light. Upstairs you will find three generous bedrooms. The master suite fit for a king-sized bed with a 4pc ENSUITE, his & hers double closets. Two additional bedrooms a 4pc bathroom complete the upper level. STEPS to parks & trails, WALKING DISTANCE to a new K-9 school, close to great amenities & easy access to all of Edmonton. MUST SEE PROPERTY!

Built in 2011

### Essential Information

MLS® # E4454743

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,576                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9815 220 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4M1         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Ceiling 9 ft., 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                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

Date Listed            August 26th, 2025  
Days on Market      6  
Zoning                Zone 58

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