

## **\$649,000 - 9863 222 Street, Edmonton**

MLS® #E4443674

**\$649,000**

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**

MLS® # E4443674

Price \$649,000

|                |                        |
|----------------|------------------------|
| 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                June 20th, 2025  
Days on Market        16  
Zoning                      Zone 58

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