

## **\$689,900 - 9863 222 Street, Edmonton**

MLS® #E4435730

**\$689,900**

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 \$689,900

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        6  
Zoning                      Zone 58

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