

## \$629,000 - 9212 222 Street, Edmonton

MLS® #E4441598

**\$629,000**

3 Bedroom, 2.50 Bathroom, 2,108 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Modeled after the Western Living showhome but better! Pie lot with the backyard facing west. Huge deck with pergola for shade, hot and cold taps for summer fun. Custom kitchen with black stainless appliances including the hood fan. Open concept main floor with living room open to above. Custom fireplace feature wall. Upstairs is a bonus room great for family movie nights. 2 kids bedrooms and a full bathroom. Laundry room with tons of storage. Master oasis has a huge window overlooking the backyard. En-suite is a dream. Double sink and a makeup station, custom tiled wall, tiled shower with frameless glass and a separate lavatory. Walk in closet. All closet have custom MDF closet organizers. Enter the basement - stairway is finished to the basement which is open for your customization. Roughed in for a full bathroom and wet bar. This home is walking distance to the new school, Starbucks and shopping. Plus easy access to 16a or the Whitemud.

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441598  |
| Price     | \$629,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,108                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9212 222 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7P2         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Washer, Stove-Induction, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 58         |

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Listing information last updated on June 17th, 2025 at 10:47pm MDT