

\$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 20
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 July 10th, 2025 at 2:32am MDT