

## \$669,900 - 9863 222 Street, Edmonton

MLS® #E4435730

**\$669,900**

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

MLS® # E4435730

Price \$669,900



|                |                        |
|----------------|------------------------|
| 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        38  
Zoning                      Zone 58

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