

## \$479,000 - 9840 220 Street, Edmonton

MLS® #E4454986

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,439 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautiful 2-storey home on a desirable corner lot in Secord! The open floor plan is filled with natural light from floor-to-ceiling windows, while the front entry greets you with 9 ft ceilings and hardwood floors throughout the main living space. The gallery-style kitchen is a chef's dream, featuring a large eat-up island, dining nook, soaring 12 ft ceilings, and extra windows for even more brightness. Upstairs you'll find 3 spacious bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. Enjoy the convenience of a double detached garage, deck, and fully landscaped yard—perfect for outdoor living. Ideally located close to shopping, restaurants, schools, and quick access to the Anthony Henday.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454986  |
| Price          | \$479,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,439     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9840 220 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4M3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 3                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Partially Finished                                                                                    |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                       |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 67                |

## Zoning

## Zone 58

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