

## **\$669,900 - 9704 224 Street, Edmonton**

MLS® #E4459482

**\$669,900**

5 Bedroom, 3.50 Bathroom, 2,046 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Income Generating Opportunity in Secord!

Built in 2023, this almost new 2-Storey home offers over 2,000 SqFt of modern living space plus a carefully crafted TWO Bedroom Legal Suite completed by City Homes Master Builder. On the main level, the kitchen is noticeably upgraded with executive finishes & top-tier appliance package including commercial-sized fridge, gas range & built-in oven, along with full height custom cabinets, endless drawers, & extended walk-through pantry. The living & dining spaces are completely open, bright, & benefit from East to West sunlight. Upstairs, the massive primary suite is a true retreat with a luxurious 5pce ensuite equipped with large soaker tub, dual sinks, & glass shower, completed by a sizeable walk-in closet. Down the hall, find the upper laundry room, 4pce bath, spacious bonus room, & two ample bedrooms. The level of quality continues all throughout the legal suite- TWO great-sized bedrooms, full kitchen, living room, 4pce bath, & separate laundry, panel, & entry!

Built in 2023

### **Essential Information**

MLS® # E4459482

Price \$669,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,046                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9704 224 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7P4         |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, No Smoking Home |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                                        |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Metal, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 36                   |
| Zoning         | Zone 58              |

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Listing information last updated on October 31st, 2025 at 4:17pm MDT