# \$769,900 - 9715 223 Street, Edmonton

MLS® #E4439088

### \$769.900

3 Bedroom, 2.50 Bathroom, 1,364 sqft Single Family on 0.00 Acres

Secord, Edmonton, AB

~ STUNNING BUNGALOW with a FULLY FINISHED BASEMENT in SECORD ~ GORGEOUS BACK YARD with over \$15,000 of landscaping and curbing including 5 large aspen trees), \$25,000 composite deck with pergola and privacy glass, plus a \$20,000 Bullfrog Therapeutic hot tub ~ This 3 bedroom, 2.5 bath bungalow is perfect for executives, retirees and couples with teenage kids ~ Located on a reverse pie lot, there is plenty of room to expand the front drive way for RV parking ~ The double garage has a \$3000 epoxy coating on the floor ~ CENTRAL AIR CONDITIONING ~ Custom electric blinds in the Living Room ~ The custom sectional in the basement is included (\$8900), plus a custom bar was installed with a double fridge \$11,000, and a huge wall mounted TV (\$3000) which is also included ~ The home has upgraded lighting throughout \$3000 and is in mint condition ~ Owner will include a garage heater worth \$1500 that just needs to be installed ~ Nothing to do but move in and enjoy, great location, friendly neighbours.

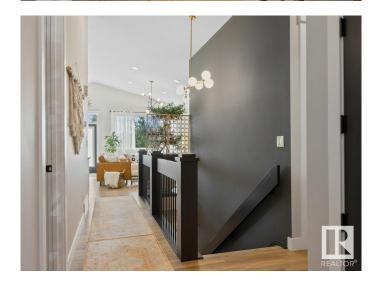


#### **Essential Information**

MLS® # E4439088 Price \$769,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,364

Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 9715 223 Street

Area Edmonton

Subdivision Secord

City Edmonton

County ALBERTA

Province AB

Postal Code T5T 7B7

#### **Amenities**

Amenities Air Conditioner, Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot

Tub, No Animal Home, No Smoking Home, Television Connection, Vinyl

Windows

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV

Wall Mount, Hot Tub

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 17

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 June 15th, 2025 at 12:32pm MDT