

## \$715,000 - 9864 222 Street, Edmonton

MLS® #E4449346

**\$715,000**

5 Bedroom, 2.50 Bathroom, 2,429 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautiful walkout family home in Secord, built by Coventry Homes and proudly cared for by its original owners. Backing onto a peaceful pond, this over 2,400 sqft home offers 5 bedrooms above grade, perfect for growing families, with a main floor bedroom and open den for guests, homework, or working from home. The heart of the home features a spacious, sunlit kitchen, dining area, and family room in an open-concept layout designed for everyday connection. Upstairs, you'll find 4 generous bedrooms and a large bonus room with big windows, perfect for movie nights or playtime. The primary suite is a quiet retreat with beautiful pond views. The walkout basement is ready for your future development, whether that's a rec. room, home gym, or additional space for the kids. With central A/C, a family-friendly layout, and one of Secord's best locations, this is a place to settle in, grow, and make lasting memories.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449346  |
| Price     | \$715,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,429                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9864 222 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7J1         |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Deck, Walkout Basement, See Remarks |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached                                               |
| Is Waterfront  | Yes                                                                  |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See |

|              |                    |
|--------------|--------------------|
|              | Remarks            |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 85              |
| 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 October 17th, 2025 at 3:02am MDT