

## \$524,900 - 9760 220 Street, Edmonton

MLS® #E4430845

**\$524,900**

3 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Beautiful 3 BED, 3.5 BATH family home with a fully finished basement, ideally located across from a scenic pond—enjoy the view from your front veranda or unwind inside with central A/C. The main floor offers a spacious entryway, versatile den/office, 2 pc bath, and open-concept layout with rich hardwood floors. The chef's kitchen features floor-to-ceiling caramel wood cabinets, granite counters, an island with sink seating 4, and a generous dining area. Cozy up to the custom fireplace or step out to your west-facing backyard patio for evening sunsets. Upstairs you'll find a spacious primary suite with ensuite, 2 additional bedrooms, and convenient second-floor laundry. Includes 20x20 double garage. Nearby the future Lewis Farms Rec Centre (pool, arena, gym, library) and Lewis Farms Transit Centre with future LRT access. Walking distance to the K-9 school and a short drive from shopping, retail and restaurants!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430845  |
| Price      | \$524,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,550                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9760 220 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4J9         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View Lake |

|              |                    |
|--------------|--------------------|
| 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             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 58          |

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Listing information last updated on May 1st, 2025 at 8:02pm MDT