

## **\$694,900 - 9815 225 Street, Edmonton**

MLS® #E4454856

### **\$694,900**

5 Bedroom, 3.50 Bathroom, 2,426 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Well maintained 2-storey home offering 2425sqft plus a fully finished basement. Located in a quiet & family-friendly neighbourhood, this home features 5 bedrooms & 3.5 baths, providing ample space for growing families or guests. Main floor showcases a well-designed bright & open kitchen with Quartz countertops, tile backsplash, S/S appliances, a walk through pantry & large island that overlooks the spacious living room which boasts a gas fireplace. Convenient 2pce powder room & Den perfect for home office completes the main level. Upstairs you'll find 4 spacious bedrooms, including primary suite with a 5pce ensuite & an additional 4pce main bath plus a laundry room. Large bonus room provides extra space for a play area or media room. Fully finished basement adds even more living space, with a 5th bedroom, a 4pce bathroom & versatile rec room. Home has Central A/C. High end Hunter Douglas blinds. Enjoy outdoor living in the fully fenced yard, ideal for kids, pets & outdoor entertaining. Close to schools

Built in 2017

### **Essential Information**

MLS® # E4454856

Price \$694,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,426                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9815 225 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7C1         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke |
| Parking Spaces | 4                                               |
| 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, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Brick, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | DavidThomasKing   |
| Middle     | DavidThomasKing   |
| High       | JasperPlace/St.FX |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 58           |

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Listing information last updated on September 9th, 2025 at 3:02am MDT