

## \$629,999 - 9635 223 Street, Edmonton

MLS® #E4441919

**\$629,999**

4 Bedroom, 2.50 Bathroom, 2,285 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautiful and spacious 2-storey home located in the highly sought-after community of Secord! With over 2280 sq/feet of living space, this home offers a functional layout perfect for families. The open-concept main floor features a bright and airy living room, a large dining area, den and a gourmet kitchen with ample cabinetry and workspace. Built in 2021 by Pacesetter Homes this Mackenzie model home located on a quiet street in a family-friendly neighborhood. Upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite and walk-in closet, three additional bedrooms, a full 4-piece bathroom, upper floor laundry, and a large bonus room perfect for relaxing or entertaining. The basement is unfinished, providing ample storage or development potential to suit your needs. Separate entrance door to basement is perfect for future secondary suite development. Enjoy outdoor living with a rear deck, and take advantage of a double attached garage for secure parking and additional storage.

Built in 2021

### Essential Information

MLS® # E4441919

Price \$629,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,285                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9635 223 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7B7         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Television Connection |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 58         |

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Listing information last updated on August 4th, 2025 at 1:02pm MDT