

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

MLS® #E4430845

**\$524,900**

3 Bedroom, 3.5 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	13
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 April 27th, 2025 at 12:47pm MDT