

## \$494,900 - 9804 227 Street, Edmonton

MLS® #E4419467

### \$494,900

3 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautifully designed half duplex on a corner lot, perfect for the modern family! With a spacious double attached garage, this home seamlessly blends style and convenience. The open-concept main floor is warm and inviting, with large windows and sliding glass patio doors in the dining nook that fill the space with natural light. Upstairs, you'll find a versatile bonus room, a 3-piece main bath, a 4-piece bath, and a conveniently located laundry room. The master bedroom serves as a peaceful retreat, featuring a walk-in closet and a luxurious 3-piece ensuite with a tub/shower combo. Two additional bedrooms provide plenty of space for family or guests. Situated in a family-friendly neighborhood with easy access to schools, parks, and shopping, this home offers the perfect balance of comfort and convenience. Don't miss your chance to own this exceptional home!

Built in 2022

### Essential Information

MLS® #	E4419467
Price	\$494,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9804 227 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7T9

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 28th, 2025

Days on Market 94

Zoning Zone 58

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