

## \$639,999 - 9934 225a Street, Edmonton

MLS® #E4440493

**\$639,999**

4 Bedroom, 2.50 Bathroom, 2,264 sqft

Single Family on 0.00 Acres

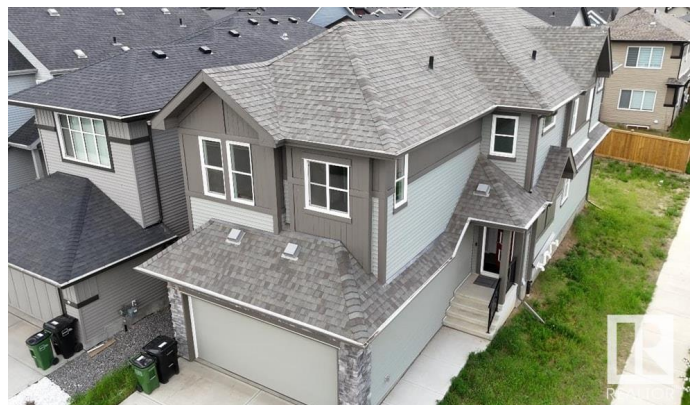
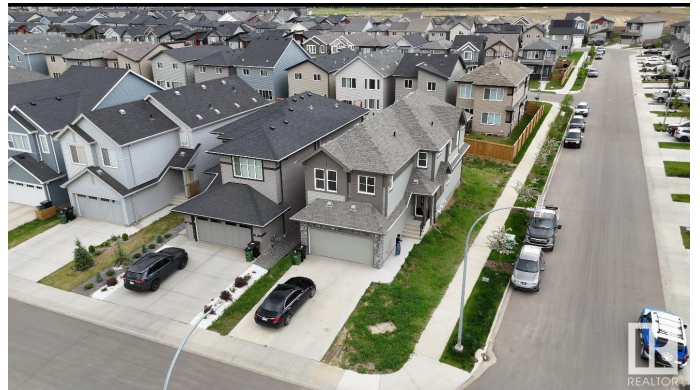
Secord, Edmonton, AB

Welcome to this 2021 built, two story house in Secord, Edmonton located on a corner lot. 2263 square feet, east facing and extra bright and nicely upgraded. Main floor has a powder room, a flex room/den, an upgraded kitchen with stainless steel appliances, dining and living room. Upstairs is a primary bedroom with 5 piece en-suite as well as a walk-in closet, 3 additional bedrooms and a main 4 piece washroom. Convenient upstairs laundry. A few upgrades worth mentioning are LVP on main floor, stainless steel appliances, railing with metal spindles through-out, brick lay subway backsplash, chimney hood fan, walkthrough pantry, bench in mud room, soaker tub and standing shower in en-suite, pot lights, quartz countertops. Unfinished basement for your creative touch.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440493  |
| Price          | \$639,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,264     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9934 225a Street |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7R7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | DAVID THOMAS KING SCHOOL |
|------------|--------------------------|

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 62

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 August 6th, 2025 at 3:47am MDT