

\$475,000 - 9760 220 Street, Edmonton

MLS® #E4442913

\$475,000

3 Bedroom, 3.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

FACING GREEN SPACE & THE POND! This former Sabal showhome is fully finished offering over 2,200 sqft of total living space— 3 Bedrooms upstairs, 3.5 baths & a MAIN FLOOR DEN. Enjoy sitting outside having your morning coffee on your east facing porch, w/ pond views! Inside you have a well appointed front foyer, access to your front den — open concept kitchen, dining & living room.

Kitchen boasts upgraded cabinets to the ceiling, granite counter tops & large island. Spacious dining & living room w/ fireplace feature wall (gas insert 2023). Hardwood flooring throughout & A/C. Patio door access to your deck & 2-piece bath completes this floor. Upstairs large primary suite (fits a king size bed) generous walk-in closet & 3-piece ensuite. Additional 2 bedrooms, 4-piece bath & walk-in laundry room w/ pocket doors. Basement featuring 9 ft ceilings, rec room & 3-piece bathroom— great space for guests w/ murphy bed or complete an additional bedroom. Double detached garage, fully fenced west facing backyard.



Built in 2011

Essential Information

MLS® # E4442913

Price \$475,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,555
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	On Street Parking, Air Conditioner, Deck, Front Porch
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	Granite Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 18th, 2025
Days on Market	48
Zoning	Zone 58

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