

## \$574,900 - 9919 223 Street, Edmonton

MLS® #E4455087

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,792 sqft

Single Family on 0.00 Acres

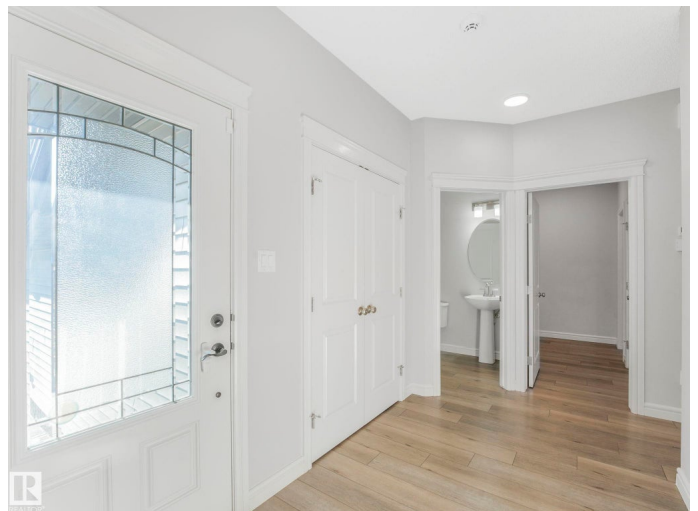
Secord, Edmonton, AB

Welcome to this well-maintained single family home in one of West Edmonton's most desirable communities! Perfectly located just 5 minutes from the Henday and only 10 minutes to West Edmonton Mall, this property offers both convenience and lifestyle. Inside, you'll find 3 spacious bedrooms, a large bonus room upstairs, and a versatile den on the main floor—ideal for a home office or playroom. The open concept kitchen features stainless steel appliances, a walk-through pantry, and overlooks a cozy living area complete with a feature wall and fireplace. Outside, enjoy the beautifully landscaped front and back yard, complete with a gazebo and storage shed—perfect for entertaining or relaxing. The double car garage adds plenty of parking and storage space. With schools, shopping, trails, and a brand-new rec centre just minutes away, this home truly has it all.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455087  |
| Price      | \$574,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,792                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9919 223 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7L7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

Date Listed            August 28th, 2025  
Days on Market      49  
Zoning                Zone 58

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