

## \$769,900 - 9715 223 Street, Edmonton

MLS® #E4439088

### \$769,900

3 Bedroom, 2.50 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

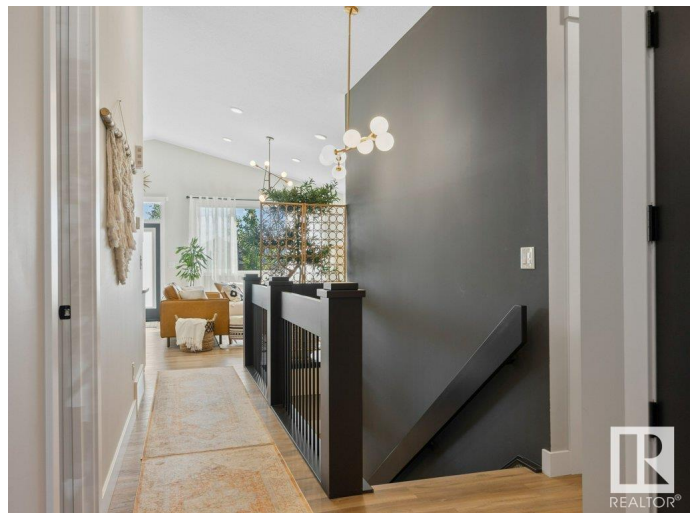
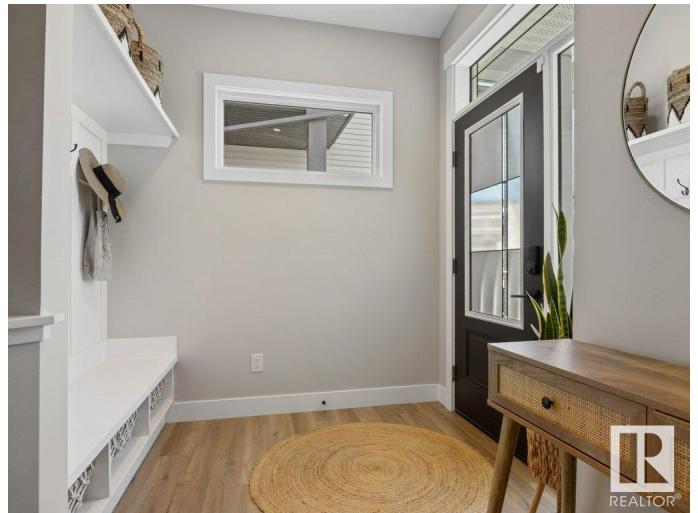
~ STUNNING BUNGALOW with a FULLY FINISHED BASEMENT in SECORD ~ GORGEOUS BACK YARD with over \$15,000 of landscaping and curbing including 5 large aspen trees), \$25,000 composite deck with pergola and privacy glass, plus a \$20,000 Bullfrog Therapeutic hot tub ~ This 3 bedroom, 2.5 bath bungalow is perfect for executives, retirees and couples with teenage kids ~ Located on a reverse pie lot, there is plenty of room to expand the front drive way for RV parking ~ The double garage has a \$3000 epoxy coating on the floor ~ CENTRAL AIR CONDITIONING ~ Custom electric blinds in the Living Room ~ The custom sectional in the basement is included (\$8900), plus a custom bar was installed with a double fridge \$11,000, and a huge wall mounted TV (\$3000) which is also included ~ The home has upgraded lighting throughout \$3000 and is in mint condition ~ Owner will include a garage heater worth \$1500 that just needs to be installed ~ Nothing to do but move in and enjoy, great location, friendly neighbours.

Built in 2022

### Essential Information

MLS® # E4439088

Price \$769,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,364                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9715 223 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7B7         |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                      |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 58        |

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Listing information last updated on June 16th, 2025 at 4:47am MDT