

## \$495,000 - 9655 225 Street, Edmonton

MLS® #E4455389

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this fantastic 2-storey home in the desirable neighborhood of Secord! Upon entering the main living space you are greeted with huge windows that let in tons of natural light to the whole main floor. The open-concept main floor is designed for modern living, with spacious living and dining areas that flow seamlessly into the kitchen—perfect for entertaining. The kitchen features a new stove/range, large island and spacious walk in pantry! Upstairs you'll find the primary bedroom with walk in closet & 4 piece ensuite, 2 additional bedrooms and 4 piece bathroom & laundry. You will not want to miss the basement with its 12' ceilings! Additional features include: air conditioning, oversized garage, large backyard with deck and patio space, Hunter Douglas blinds throughout, rough in solar and so much more! Just steps away from schools, parks and shopping - an ideal location!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455389  |
| Price      | \$495,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,680                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9655 225 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7K5         |

### **Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Detached                 |

### **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 |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

**Additional Information**

Date Listed            August 29th, 2025  
Days on Market      6  
Zoning                Zone 58

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