

## \$524,900 - 9504 227 Street, Edmonton

MLS® #E4428803

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Show home-quality finishing in Secord. Over \$20,000 builder package premium upgrades. \$12,000 large-sized luxury low-maintenance Vinyl Deck. Single 2-storey house, double attached garage, 3 beds, and 2.5 baths. Enter through the large entryway leading into the open-concept main level. Big windows in the spacious living room bring in sunlight, warming the entire house. The modern kitchen is equipped with a central island, stainless steel appliances, quartz countertops, and a walk-in pantry. The dining area provides access to an upgraded glass-railing vinyl deck, perfect for hosting barbecues and gatherings. Iron spindle railings lead you to the upper floor with 3 spacious bedrooms. The master bedroom is a true retreat, featuring a large walk-in closet for her, a standard closet for him, and its own luxurious ensuite bathroom with a double-sink vanity. Upstairs laundry! The second bedroom includes a built-in MDF closet set worth \$1,000. Basement offers endless possibilities. Walk to School & 2 playgrounds.

Built in 2019

### Essential Information

MLS® # E4428803

Price \$524,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,464                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9504 227 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7H4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

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

### Additional Information

Date Listed April 3rd, 2025

Days on Market 17

Zoning Zone 58

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