

## \$775,000 - 9812 222 Street, Edmonton

MLS® #E4456217

**\$775,000**

4 Bedroom, 3.50 Bathroom, 2,469 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

This is a must see property! Tranquil water backdrop from the partially covered upper deck and direct access to the walking path, this Secord residence is a rare blend of beauty and function. The owners reimagined the main floor to feature a custom mudroom and a walk-through pantry. Both are must-see highlights of the home. The chef's kitchen inspires connection with its induction cooktop, built-in oven, warming drawer, generous island, and elegant finishes. Tray ceilings crown the living room, anchored by a gas fireplace, while upstairs the primary suite is a serene retreat with a freestanding soaker tub, double shower, and designer walk-in closet. With 3+1 bedrooms and 3.5 baths, there's room for all. A finished walkout basement extends to a covered backyard patio, lush landscaping with irrigation, and a children's play centre. Central air, a double garage, and thoughtful design complete this light-filled, custom property. An immaculate home that must be seen to be fully appreciated.

Built in 2016

### Essential Information

MLS® # E4456217

Price \$775,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,469
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9812 222 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7B9

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Sprinkler Sys-Underground, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Stove-Countertop Inductn, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	13
Zoning	Zone 58

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