

## **\$478,000 - 9907 227 Street, Edmonton**

MLS® #E4431086

**\$478,000**

3 Bedroom, 2.50 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**GORGEOUS 2 STOREY!** Located in Secord, one of Edmonton's newest west end communities. It features 3 bedrooms, 2.5 bathrooms, and a bright open-concept floor plan with over 1490.15 sq. ft. of fabulous living space. As you step inside, you'll immediately notice the abundance of natural light flooding the space, creating a warm and inviting atmosphere. The heart of this home is its bright rear kitchen, complete with a spacious island that's perfect for meal preparation and casual dining. For added convenience, this home features front and rear entry closets. Upstairs, you'll find 3 good-sized bedrooms along with a bonus room and a laundry. The primary bedroom includes a walk-in closet and a four-piece ensuite bathroom featuring a window for natural light. A Full bathroom completes the upper level. This home also features a **SIDE ENTRANCE** to the basement, perfect for future suite potential. This home is within walking distance from David Thomas King School, shopping, and restaurants.

Built in 2022

### **Essential Information**

MLS® # E4431086

Price \$478,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,490                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9907 227 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7V1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved                       |

### Interior

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

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                3

Zoning                            Zone 58

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