

## \$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 | 40                  |
| Zoning         | Zone 58             |

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Listing information last updated on October 14th, 2025 at 12:47pm MDT