

## \$575,000 - 9878 225a Street, Edmonton

MLS® #E4423652

### \$575,000

3 Bedroom, 2.50 Bathroom, 1,948 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Stunning Home with Separate Entrance This upgraded home is Walking distance to K-9 school, 5 minutes from future LRT station & Costco. Step inside to find modern upgrades throughout, including ceiling-high kitchen cabinets w stylish backsplash, luxury vinyl flooring & 9'™ ceilings. The home features 2 covered decks, pot lights & double attached garage. The 9'™ basement ceiling for future legal suite, adding incredible investment value. A welcoming large foyer leads to an open-concept living space filled with natural light. The stunning white kitchen boasts quartz countertops, huge center island & SS appliances. The formal dining area is ideal for hosting large gatherings. Upstairs, you'll find three generously sized bedrooms, bonus room & laundry area. The primary bedroom features covered west-facing deck, a spacious walk-in closet, a custom makeup counter, and a luxurious ensuite with double sinks. Two additional bedrooms share a well-appointed full bathroom. Perfect blend of style, comfort, and functionality

Built in 2022

### Essential Information

MLS® #	E4423652
Price	\$575,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,948
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9878 225a Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Dugout Basement, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary David Thomas King School  
Middle K-9 Lewis Farms School

### **Additional Information**

Date Listed March 3rd, 2025  
Days on Market 32  
Zoning Zone 58

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