

## \$475,000 - 9760 220 Street, Edmonton

MLS® #E4442913

**\$475,000**

3 Bedroom, 3.50 Bathroom, 1,555 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**FACING GREEN SPACE & THE POND!** This former Sabal showhome is fully finished offering over 2,200 sqft of total living spaceâ€“ 3 Bedrooms upstairs, 3.5 baths & a MAIN FLOOR DEN. Enjoy sitting outside having your morning coffee on your east facing porch, w/ pond views! Inside you have a well appointed front foyer, access to your front den â€“ open concept kitchen, dining & living room. Kitchen boasts upgraded cabinets to the ceiling, granite counter tops & large island. Spacious dining & living room w/ fireplace feature wall (gas insert 2023). Hardwood flooring throughout & A/C. Patio door access to your deck & 2-piece bath completes this floor. Upstairs large primary suite (fits a king size bed) generous walk-in closet & 3-piece ensuite. Additional 2 bedrooms, 4-piece bath & walk-in laundry room w/ pocket doors. Basement featuring 9 ft ceilings, rec room & 3-piece bathroomâ€“ great space for guests w/ murphy bed or complete an additional bedroom. Double detached garage, fully fenced west facing backyard.

Built in 2011

### Essential Information

MLS® # E4442913

Price \$475,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,555
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9760 220 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4J9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	41
Zoning	Zone 58

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Listing information last updated on July 29th, 2025 at 2:47am MDT