

Courtesy Of Vincenzo C Fiacco Of RE/MAX Excellence

## \$575,000 - 9249 223a Street, Edmonton

MLS® #E4430684

### \$575,000

3 Bedroom, 2.50 Bathroom, 1,823 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Custom-Built 2 STOREY Masterpiece in Secord. Offers elegance, and magnificent living spaces. Main Floor has Soaring High 9 Foot Ceilings, Large living space with its warm open floor plan is imbued with natural light. The Chef's kitchen is outstanding from every angle, showcases tasteful finishes such as quartz counters, custom cabinetry, Huge island, Pot Lights, and a Walkthrough Pantry. Upper Level Features 3 bedrooms, and a Large Bonus Room with plenty of windows. The Master retreat showcases a luxurious 5 piece ensuite, free standing soaker tub, shower, his and her sinks & walk-in closet. The 2 bedrooms, Full bathroom and Upstairs Laundry. SEPARATE ENTRANCE to the Basement with potential for a LEGAL Basement Suite, 9 Foot Ceilings, 2 Windows, Two Bedrooms. Home Extra's: Custom built-in cabinets in rear entry and master bedroom closet, R22 insulation in home, on demand water, 9' basement, corner lot, extra windows. Walking Distance to the Lewis Estates Rec Centre Coming Soon. You'll Love This Home!

Built in 2025

### Essential Information

MLS® #	E4430684
Price	\$575,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9249 223a Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7L9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 13th, 2025

Days on Market 5

Zoning Zone 58

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Listing information last updated on April 17th, 2025 at 10:32pm MDT