

\$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	39
Zoning	Zone 58

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