

## \$599,000 - 9235 223 Street, Edmonton

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MLS® #E4463697

**\$599,000**

3 Bedroom, 2.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to Secord, one of West Edmonton's prime communities. This gorgeous home offers coziness, comfortability and convenience. The main floor has an open concept floor plan that blends the kitchen, dining and living room all together. The Kitchen boasts of stainless steel appliances, a walk-in pantry and a ginormous island. Upstairs you will find your laundry for easy-access along with the ample-sized bedrooms and the primary bedroom. The spacious family room in the centre completes the upper floor. The unfinished basement is just waiting for your personal touch! Surrounded with schools, parks and walking trails make this home ideal for young couples and families with younger children. With commercial businesses, local shops, grocery stores and major highways just minutes away makes convenience a second nature for this home. The newest recreation centre, library and school is also within walking distance! You wouldn't wanna miss this! Come view this fantastic home!

Built in 2020

### Essential Information

MLS® # E4463697

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,884                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9235 223 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7M1         |

### Amenities

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, HRV System |
| Parking       | Double Garage Attached                                              |
| Is Waterfront | Yes                                                                 |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Insert, Remote Control                                                                                       |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Commercial, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                           |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | St Josephine Bakhita |
| Middle     | Bishop David Motiuk  |
| High       | St Oscar Romero      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 31st, 2025 at 9:02am MDT