

## \$769,900 - 9715 223 Street, Edmonton

MLS® #E4439088

### \$769,900

3 Bedroom, 2.50 Bathroom, 1,364 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

~ STUNNING BUNGALOW with a FULLY FINISHED BASEMENT in SECORD ~ GORGEOUS BACK YARD with over \$15,000 of landscaping and curbing including 5 large aspen trees), \$25,000 composite deck with pergola and privacy glass, plus a \$20,000 Bullfrog Therapeutic hot tub ~ This 3 bedroom, 2.5 bath bungalow is perfect for executives, retirees and couples with teenage kids ~ Located on a reverse pie lot, there is plenty of room to expand the front drive way for RV parking ~ The double garage has a \$3000 epoxy coating on the floor ~ CENTRAL AIR CONDITIONING ~ Custom electric blinds in the Living Room ~ The custom sectional in the basement is included (\$8900), plus a custom bar was installed with a double fridge \$11,000, and a huge wall mounted TV (\$3000) which is also included ~ The home has upgraded lighting throughout \$3000 and is in mint condition ~ Owner will include a garage heater worth \$1500 that just needs to be installed ~ Nothing to do but move in and enjoy, great location, friendly neighbours.

Built in 2022

### Essential Information

MLS® #	E4439088
Price	\$769,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9715 223 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7B7

### Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	7
Zoning	Zone 58

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Listing information last updated on June 5th, 2025 at 1:18pm MDT