

## \$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       18  
Zoning                 Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 1st, 2025 at 3:03pm MDT