

## \$699,900 - 9465 219 Street, Edmonton

MLS® #E4433090

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Stunning two storey home backing onto treed natural reserve pond in Secord! This home is beautiful and set on a quiet street with a walkout basement to a sensational private yard. Other features include a huge kitchen with granite counter tops, glass-top stove with a pre installed gas line for an easy upgrade, 9' ceilings on main and basement, 3 bathrooms including 5 piece ensuite, 2 gas fireplaces, wide stairwells with built in display shelves, lovely master with vaulted ceilings and his and her walk in closets, ceiling speakers, central air, UV windows, zonal furnace, Hunter Douglas window coverings and much more. Exterior also features an insulated oversized garage (26 x 24) with separate sub-panel, poured concrete stairs and lower patio, gas outlet for BBQ and too much to fit here. This home is situated in an established neighborhood within walking distance to grocery stores, restaurants, schools and the highly anticipated Recreation Centre. Do not miss this one!!!

Built in 2007

### Essential Information

MLS® # E4433090

Price \$699,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,262                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9465 219 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1N1         |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Air Conditioner, Walkout Basement, See Remarks |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached, Over Sized             |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                                                     |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Private Setting |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 58          |

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