

## \$590,000 - 9720 223 Street, Edmonton

MLS® #E4450439

**\$590,000**

3 Bedroom, 2.50 Bathroom, 1,743 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Experience luxury living in this masterfully crafted former Pacesetter showhome in Secord, where every detail exudes sophistication. Luxury vinyl plank flooring seamlessly flows throughout an open-concept main floor, anchored by a cozy gas fireplace & built-in speaker system for effortless ambiance. The gourmet kitchen features quartz countertops, stainless steel appliances, a walk-through pantry, & a stunning wooden bar top eat-up island—perfect for morning coffee or wine & charcuterie w/ guests. Extend your living space outdoors to the custom composite deck surrounded by an ideal backyard. Upstairs, a grand bonus room w/ vaulted ceilings awaits, offering an ultimate retreat. Enjoy year-round comfort w/ central AC. Downstairs, the unfinished basement includes an additional framed/drywalled bedroom, presenting endless possibilities. This incomparable home is finished to perfection & designed for those seeking both comfort & elegance. This is premium living in one of Edmonton's most desirable communities.

Built in 2018

### Essential Information

MLS® # E4450439

Price \$590,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,743                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9720 223 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7B7         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached, Insulated                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| 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 August 2nd, 2025 at 5:47am MDT