

## \$494,900 - 9804 227 Street, Edmonton

MLS® #E4419467

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautifully designed half duplex on a corner lot, perfect for the modern family! With a spacious double attached garage, this home seamlessly blends style and convenience. The open-concept main floor is warm and inviting, with large windows and sliding glass patio doors in the dining nook that fill the space with natural light. Upstairs, youâ€™™ll find a versatile bonus room, a 3-piece main bath, a 4-piece bath, and a conveniently located laundry room. The master bedroom serves as a peaceful retreat, featuring a walk-in closet and a luxurious 3-piece ensuite with a tub/shower combo. Two additional bedrooms provide plenty of space for family or guests. Situated in a family-friendly neighborhood with easy access to schools, parks, and shopping, this home offers the perfect balance of comfort and convenience. Donâ€™™t miss your chance to own this exceptional home!

Built in 2022

### Essential Information

MLS® #	E4419467
Price	\$494,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9804 227 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7T9

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed January 28th, 2025

Days on Market 95

Zoning Zone 58

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