

## \$829,900 - 9812 222 Street, Edmonton

MLS® #E4456217

**\$829,900**

4 Bedroom, 3.50 Bathroom, 2,469 sqft

Single Family on 0.00 Acres

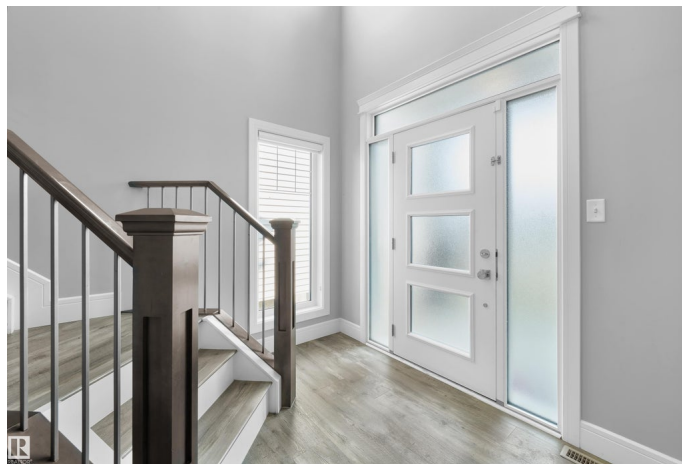
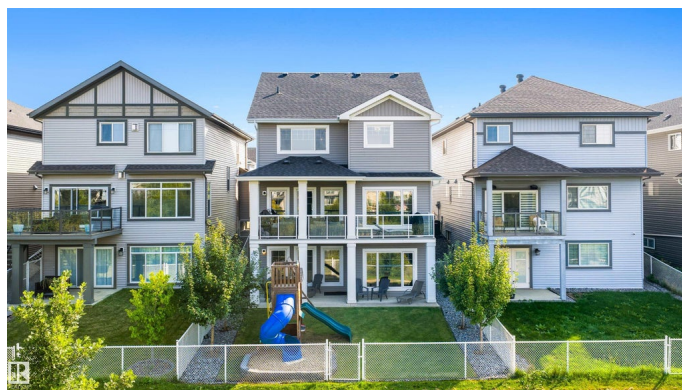
Secord, Edmonton, AB

With serene pond views and direct backyard access to the walking path, this Secord residence blends beauty and balance. The white chef's kitchen inspires connection, with an induction cooktop, built-in oven, warming drawer, generous island, and a walk-through pantry. A custom mudroom keeps life organized, while tray ceilings crown the living room, where a gas fireplace sets the tone for cozy evenings. Upstairs, the primary suite is a sanctuary with a freestanding soaker tub, double wide shower, and a designer walk-in closet. With 3+1 bedrooms and 3.5 baths, there's space for everyone. The finished walkout basement extends living outdoors to a covered veranda, glass-railed upper decks, lush landscaping, irrigation, and a children's play centre. Central air, a double attached garage, and meticulous design complete this immaculate home. Thoughtful, light-filled, and undeniably inviting.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456217  |
| Price      | \$829,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,469                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9812 222 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7B9         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Sprinkler Sys-Underground, Walkout Basement |
| Parking Spaces | 4                                                                                                      |
| Parking        | Double Garage Attached, Front Drive Access                                                             |
| Is Waterfront  | Yes                                                                                                    |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Stove-Countertop Inductn, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Mantel, Marble Surround                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 58             |

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Listing information last updated on September 16th, 2025 at 3:02am MDT