

## \$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	3
Zoning	Zone 58

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Listing information last updated on April 29th, 2025 at 7:02pm MDT