

Courtesy Of Greg B Rosychuk Of Real Broker

## \$628,700 - 9806 225a Street, Edmonton

MLS® #E4460320

**\$628,700**

4 Bedroom, 2.50 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Like new; it's all done for you!

Pre-inspected too. This bright and inviting 2-storey corner-lot home welcomes you with 9-ft ceilings and an open main floor anchored by a chef's dream kitchen featuring stacked upper cabinets, quartz counters, a corner pantry, and plenty of prep space. Entertain with ease in the dining and living areas, or step outside to the huge private deck (26' x 26') and landscaped yard with shed. Upstairs, unwind in the spacious primary suite with walk-in closet and 5-pc ensuite including dual vanities and a soaker tub. Two more bedrooms, a full bath, bonus room, and laundry complete the level. A main-floor bedroom/office, quartz throughout, side entry for future possibilities, and a double attached garage. Compare with a new home; landscaping is done and window coverings are included! This home is ready for you

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460320  |
| Price      | \$628,700 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,022                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9806 225a Street |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7T8          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Attached               |

### 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, Water Softener, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                                                                                |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                    |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Schools |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Stone, Vinyl                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 1st, 2025

Days on Market                19

Zoning                            Zone 58

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Listing information last updated on October 20th, 2025 at 7:17pm MDT