

## **\$620,000 - 9584 221 Street, Edmonton**

MLS® #E4462403

**\$620,000**

3 Bedroom, 3.50 Bathroom, 1,720 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

LOOKING FOR A FAMILY! THIS UPGRADED WEST END 2-storey w/ a FULLY FINISHED BASEMENT in a SWEET LOCATION is a PERFECT FAMILY HOME. Granite and quartz countertops throughout plus hardwood on the main floor. A GREAT room that features an 18' high vaulted ceiling with a 2-way indoor/outdoor fireplace. CENTRAL A/C and custom electric blinds round out this beautiful space. Garden doors lead to a PRIVATE covered deck & a treed fenced backyard that is very easy to care for. Natural gas BBQ line and a SALT WATER ARCTIC SPA hot tub (2020) make this living space perfect for quiet coffees and entertaining alike. 3 bedrooms upstairs and a GORGEOUS PERMITTED BASEMENT with a crazy beautiful WET BAR, built-in surround sound speakers & a THIRD FULL BATH. NEW LG app controlled WASHER/DRYER on pedestals w/ storage. Garage boasts a 7' high door and can fit a FULL SIZED TRUCK and a DRAIN. Family friendly community w/ a BRAND NEW RECREATION centre a few blocks away & TWO newer K-9 Schools! Ponds/trails/playgrounds/shopping.

Built in 2010

### **Essential Information**

MLS® #

E4462403



|                |                        |
|----------------|------------------------|
| Price          | \$620,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,720                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9584 221 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4A8         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Air Conditioner, Vinyl Windows, Wet Bar   |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | Double Sided                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stone, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 19th, 2025 at 9:32pm MDT