

# \$489,900 - 9938 222a Street, Edmonton

MLS® #E4462147

## \$489,900

3 Bedroom, 2.50 Bathroom, 1,569 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Affordable Luxury in Secord! Welcome to this beautifully maintained 3 bedroom, 2.5 bath, two-storey single-family home located in the highly sought-after west-end community of Secord. This property combines modern finishes, practical design, and exceptional value—offering true affordable luxury. Additional highlights include central air conditioning, water softener, and a water filtration system, composite deck, and pergola.

The extended double attached garage provides extra storage space and secure parking. Located in a quiet, family-friendly neighborhood, this home is close to parks, schools, shopping, and major transportation routes—offering both convenience and community.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462147  |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,569     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9938 222a Street |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7L7          |

### Amenities

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

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 1                  |

## Zoning

## Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 7:17pm MDT