

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 14

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 15th, 2025 at 1:33pm MDT