

## \$584,900 - 9823 227 Street, Edmonton

MLS® #E4457423

**\$584,900**

5 Bedroom, 3.50 Bathroom, 1,619 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

**LEGAL BASEMENT SUITE | INVESTOR ALERT** Welcome to this stunning 5-bedroom, 4-bathroom home in the highly desirable community of Secord. Featuring a legal 2-bedroom basement suite, this property is perfect for extended family, guests, or generating reliable rental income. The open-concept main floor boasts modern finishes throughout, including a contemporary kitchen with stainless steel appliances, sleek cabinetry, ample counter space, and a large island with breakfast bar. central A/C and enjoy the versatility of an upstairs bonus room—ideal for family time or a home office. Perfectly situated within walking distance to a new K&#8209;9 Edmonton Public School and Edmonton&#8209;s largest outdoor soccer facility. A brand-new K&#8209;9 Catholic school and recreation centre are just minutes away. Families will also love the abundance of parks, playgrounds, sports fields, and nearby shopping, this home delivers comfort, convenience, and excellent investment potential.

Built in 2024

### Essential Information

MLS® # E4457423

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,619                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9823 227 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7T9         |

### Amenities

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                                          |
| Parking        | Parking Pad Cement/Paved                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Euro Washer/Dryer Combo, Washer - Energy Star, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place High School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 58              |

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Listing information last updated on September 15th, 2025 at 7:47pm MDT