



Edmonton 58 Secord
9399 223 ST NW

LP: \$479,900

SP:



ACTIVE

List ID #: E4333060 **Type:** Detached Single Family
DOM: 0 **Style:** 2 Storey
Rms Abv Gd: 8 **Year Blt:** 2019
Bedrms: **Above:** 3 **Ttl:** 3 **Basement:** Full
Baths: 2 / 1 **Bsmt Dev:** Unfinished
Total Flr (SF): 1,496.63 **Total Flr (M):** 139.04

This 2019 Jayman built home is loaded with upgrades including gas fireplace, quartz counter tops throughout, gas stove and upgraded hood fan, hot water on demand, California knockdown ceilings and rough in for solar panels. You'll find 3 bedrooms, 2.5 bathrooms, upper floor bonus room and laundry in this meticulously kept home on a large pie lot (445 sq. meters). The primary bedroom is large and has a 5 piece ensuite and HUGE walk-in closet. Enjoy prepping meals in this modern and efficient island kitchen while engaging with guests in the living and dining room. The large backyard is fenced and landscaped including raised garden beds. The unfinished basement has lots of potential, you can design it to suit your needs as an additional bedroom or recreation area. Enjoy walking paths and green space in this growing community and quick access to the Whitemud, Anthony Henday and Hwy 16A.

Directions:

Virtual Tour: URL-Virtual Tour

Brochure: URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	60	Level	Mtr2	SqFt	
Full Baths:	2	4	5				Occupancy:	Seller	Main:			
Ensuite							Garage Dim:		Upper:			
Addl Rms:	0	Finished Lvl:		2			Elem Schl:	David Thomas King	AbGd:			
Fpl:		Fpl Fuel:					Jr High Schl:	David Thomas King	Lowr:			
Fpl Type:							Jr High Schl:	Jasper Place	BIGd:	52.85	568.88	
Parking:	Double Garage Attached							High Schl:	Jasper Place	Total A.G.	139.04	1,496.63

Living Rm:	3.51x4.69	M	Primary Bdrm:	3.39x3.95	U	Utility Room	3.87x3.95	L
Dining Rm:	2.83x3.08	M	Bedrm 2:	3.39x2.94	U	Other	6.00x4.60	L
Kitchen:	2.83x3.97	M	Bedrm 3:	2.82x3.20	U			
Family Rm:			Bedrm 4:					
Den:			Laundry Room	2.10x1.61	U			
Bonus Rm	3.77x3.62	U	Storage Room	3.37x2.21	L			

Flooring: Carpet, Ceramic Tile, Laminate Flooring

Foundation: Concrete

Construct: Wood Frame

Heat Type: Forced Air-1

Roof:

Heat Fuel:

Exterior: Vinyl

Remodel:

Site Infl: Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Amen/Features: Air Conditioner, Ceiling 9 ft., Deck, Hot Water Instant, No Smoking Home

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window

Restrict: None Known

Warranty:

Goods Excl:

Front Expos: South

Condo/HOA:

Prop Class: Single Family

Condo:

HOA:

Condo Name:

Prk Encl/TTL: / /

Lot Sq (M): 445.36

Lot Dimen:

Frontage (M):

Lot Shape: Pie Shaped

Depth (M):

Zoning:

Conform: /Yr:

Front Expos: South

Taxes: \$4,111.35 **Tax Yr:** 2022

Local Improv: /Yr: