

## \$599,000 - 9620 230 Street, Edmonton

---

MLS® #E4452597

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Stunning Home in Secord – Edmonton West. Move-In Ready. Welcome to this beautifully upgraded home offering over 2100 sq. ft. of modern living space. Featuring 3 bedrooms, 2.5 bathrooms, and a Separate Side Entrance for Future Legal Basement Suite. The main floor boasts 9 ft ceilings, a spacious foyer, sunken living room with electric fireplace, and an open-concept layout. The chef-inspired kitchen is sure to impress, showcasing white cabinetry, granite countertops, glass tile backsplash, SS appliances including a gas stove. A stunning granite waterfall island with farmhouse sink. Step out to a sunny, landscaped, fully fenced backyard with a deck – perfect for relaxing or entertaining. Upstairs offers a large bonus room, ideal as a media or play space. The luxurious primary suite features double vessel sinks, modern tiles, and under-cabinet lighting. Two more generously sized bedrooms share a full bath with double sinks. Located in a family-friendly neighborhood close to schools, easy access to Edmonton Downtown

Built in 2021

### Essential Information

MLS® # E4452597

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,131                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9620 230 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R3         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animals |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | ensuite bathroom                                              |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Oven-Microwave, Refrigerator |
| Heating           | Forced Air-2, Natural Gas                                     |
| Fireplace         | Yes                                                           |
| Fireplaces        | Glass Door                                                    |
| Stories           | 2                                                             |
| Has Basement      | Yes                                                           |
| Basement          | Full, Unfinished                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance |



Landscape, Park/Reserve, Playground Nearby, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 12th, 2025  
Days on Market 4  
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 August 16th, 2025 at 7:43am MDT