

## \$518,900 - 9562 219a Street, Edmonton

MLS® #E4439642

**\$518,900**

2 Bedroom, 2.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

CUSTOM BUILT 1706 Sq Ft 2 Storey Presents HIGHEND FINISHINGS of Hardwood, Granite Countertops, Island Kitchen, Elegant Crown Mouldings, & Central A/C - all reflecting a true pride of ownership. The open-concept features a striking corner gas F/P, a sleek black appliance pkg (including a brand-new microwave & blt-in-d/w) plus a built-in central vacuum system w/attchmnts & dustpan outlet. The space flows seamlessly & offers CAT 5 wiring, Audio sound throughout the house, garage & outside. In the Upper Level you'll find the Luxurious Primary Suite w/Hardwood, a walk-through closet to a 5PC Ensuite w/Steam Shower & Infloor Heating & another Spacious Bdrm w/its own Private Ensuite. Plus a versatile loft that can easily be converted into a 3rd Bdrm w/a Jack & Jill bathroom layout if needed. You'll also find a SEPARATE ENTRANCE in the O/S insulated DBL Garage leading down the the Bright Bsmt. Plus a Vinyl fenced yard & Deck w/gas line, To much to list!

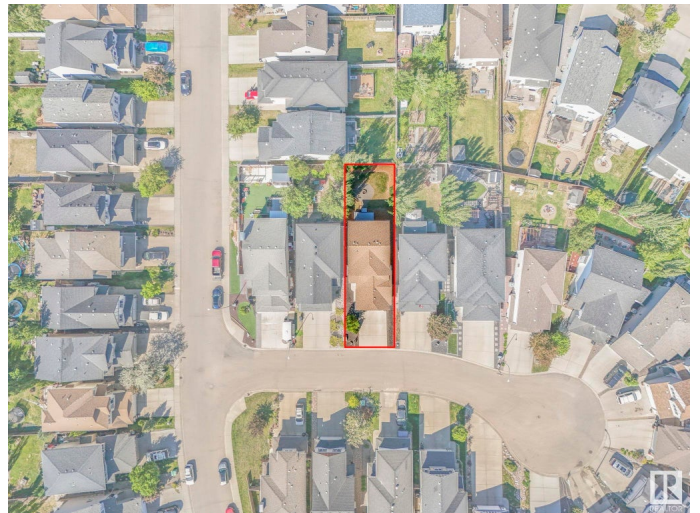
Built in 2009

### Essential Information

MLS® # E4439642

Price \$518,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9562 219a Street |
| Area        | Edmonton         |
| Subdivision | Secord           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4A9          |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Fire Pit, No Smoking Home, Walk-up Basement, See Remarks |
| Parking Spaces | 4                                                                               |
| Parking        | Double Garage Attached, Insulated, Over Sized, See Remarks                      |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Stories           | 2                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                       |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance |

|              |                        |
|--------------|------------------------|
|              | Landscape, See Remarks |
| Roof         | Asphalt Shingles       |
| Construction | Wood, Stone, Vinyl     |
| Foundation   | Concrete Perimeter     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 58        |

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Listing information last updated on June 16th, 2025 at 4:47am MDT