



Edmonton

9760 220 ST NW

Second
T5T 4J9

LP:
SP:

\$475,000

M

Listing ID #
Building Type
Style
Year Built
Full Baths
Half Baths
Total Baths

E4442913
Detached Single Family
2 Storey
2011
3
1
3.1

Tot Flr AG SqFt
1,555.18

ACTIVE

Sold Date
Bedrooms Above
Bedrooms Total
Basement
Basement Dev
Tot Flr AG SqM

3
3
Full
Partly Finished
144.48

URL-Virtual Tour URL-Brochure

FACING GREEN SPACE & THE POND! This former Sabal showhome is fully finished offering over 2,200 sqft of total living space– 3 Bedrooms upstairs, 3.5 baths & a MAIN FLOOR DEN. Enjoy sitting outside having your morning coffee on your east facing porch, w/ pond views! Inside you have a well appointed front foyer, access to your front den – open concept kitchen, dining & living room. Kitchen boasts upgraded cabinets to the ceiling, granite counter tops & large island. Spacious dining & living room w/ fireplace feature wall (gas insert 2023). Hardwood flooring throughout & A/C. Patio door access to your deck & 2-piece bath completes this floor. Upstairs large primary suite (fits a king size bed) generous walk-in closet & 3-piece ensuite. Additional 2 bedrooms, 4-piece bath & walk-in laundry room w/ pocket doors. Basement featuring 9 ft ceilings, rec room & 3-piece bathroom– great space for guests w/ Murphy bed or complete an additional bedroom. Double detached garage, fully fenced west facing backyard.

Directions

Living Room	3.93x3.67	M	Bedroom 3	2.88x2.77	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.10x2.59	M	Bedroom 4			1	2	M	No	Main	73.95	796.00
Kitchen	4.71x3.18	M				2	4	U	No	Upper	70.53	759.18
Family Room	6.64x5.38	B				3	3	U	Yes	Above Grd		
Den	3.04x2.74	M				4	3	B	No	Lower		
Bonus Room						5				Below Grd	65.72	707.41
Primary Bedrm	5.06x3.99	U				6				Tot Flr AG	144.48	1,555.18
Bedroom 2	3.43x2.80	U				7				# Finished	3	

Heat Source
Heat Type
Foundation
Roof Type
Exterior
Flooring
Features

Natural Gas
Forced Air-1
Concrete
Asphalt Shingles
Vinyl
Carpet, Hardwood
On Street Parking, Air Conditioner, Deck, Front Porch

Construction
Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM
Zoning
Tax Amount
Conform Type
Conform Year
Goods Incl

Wood Frame
Full / Partly Finished

No

Rectangular
291.45

\$4,608.72 / 2024

Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Goods Excl

Warranty

Fireplace
FP Fuel
FP Type

Yes
Gas
Granite Surround

HOA Y/N
HOA Fee/Schd
HOA Fee Incls

No
/

Site Features

Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Parking

Double Garage Detached

Road Access	Paved	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		