



## 9956 223 Street Edmonton AB

\$609,800

welcome to this executive new Custom built home located in the desirable neighbourhood of Secord, This stunning 1950 sq ft home sits on a generous pie shaped west facing lot , offering 3 bedrooms 2.5 bath with a separate entry. The gourmet kitchen adorned high end custom cabinets a large island ,a walk through pantry plus quartz countertops throughout.The adjacent large dining area has a patio door leading to a future deck. The upper level boasts a spacious bonus room. The primary bedroom is a true retreat offering a 5 pcs luxurious ensuite that includes a lrg soaker tub dual sinks and tiled showers .Two more spacious bedrooms are ideal for a growing family.The basement offers plumbing rough in for a future suite for a kitchen and bath. Upgrades include LARGE 8FT GARAGE DOOR with extra hight in the ceiling great for 1/2 ton .SOLAR PANEL READY conduits runs from basement to attic.Special custom insulated attic hatches, ,hot water on demand ,large upper level laundry room with storage cabinets.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

donnadc@shaw.ca  
<http://www.donnacsells.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)