

## \$675,000 - 9308 226 Street, Edmonton

MLS® #E4390480

**\$675,000**

4 Bedroom, 3.50 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Discover the elegance of a Coventry Showhome! The 9' main floor & basement feature an open-concept kitchen complete w/ S/S appliances, granite counters, walk-through pantry, gas range, tile backsplash, center island, & upgraded cabinets. Adjacent to the dining area, the inviting living room boasts a cozy gas fireplace. A convenient half bath completes the main floor. Upstairs, the primary bedroom serves as a true retreat w/ an ensuite that includes a large soaker tub, a tile surround stand-up shower, double sinks, & a spacious walk-in closet. The upper level also offers 2 more bedrooms, a bonus room, a laundry area, and a 4pc bath. The basement extends your living space with a fourth bedroom, a 4pc bath, a living room, & a games room, providing ample room for family activities & entertainment. Outside, you'll appreciate the landscaped yard & double attached garage. Every Coventry home is crafted w/ meticulous care & attention to detail & comes with the assurance of an Alberta New Home Warranty

Built in 2021

### Essential Information

MLS® # E4390480

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,012                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9308 226 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                        |
| Exterior Features | Landscaped, Playground<br>Shopping Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stone, Vinyl                        |
| Foundation        | Concrete Perimeter                        |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2024 |
| Days on Market | 334            |
| Zoning         | Zone 58        |
| HOA Fees       | 250            |
| HOA Fees Freq. | Annually       |

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 May 1st, 2025 at 7:02pm MDT