

## **\$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 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 7:02am MDT