

## \$769,900 - 9312 226 Street, Edmonton

MLS® #E4416842

**\$769,900**

4 Bedroom, 3.50 Bathroom, 2,031 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

**LEGAL SUITE!** This stunning showhome by Jayman BUILT is the Keira model and is being offered with Jayman's unique leaseback program - buy at today's prices and earn money every month the show home remains open. **SOLAR & SMART TECH!** Beautiful open main floor plan that flows smoothly into the kitchen with sleek quartz counter tops, island with flush eating bar, walk through pantry and tech desk, built in stainless steel appliances are included. Steps up to the second floor with spacious bonus room for family activities, owners suite with luxurious five pce. ensuite & free standing tub. Walk-in closet opens to the laundry room. Two more bedrooms and a second full bath complete this level. The basement suite offers a great room with appliances included, large bedroom and full bath PLUS laundry! Triple pane windows, tankless hot water are just some of the energy efficient features that will amaze you as you view in person.

Built in 2021

### Essential Information

MLS® #	E4416842
Price	\$769,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,031
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9312 226 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R5

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 2nd, 2025

Days on Market                119

Zoning                            Zone 58

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