

Courtesy Of Matthew G Harrison Of MaxWell Challenge Realty

## **\$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 307  
Zoning Zone 58  
HOA Fees 250  
HOA Fees Freq. Annually

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