

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

MLS® #E4416842

**\$769,900**

4 Bedroom, 3.50 Bathroom, 2,031 sqft

Single Family on 0.00 Acres

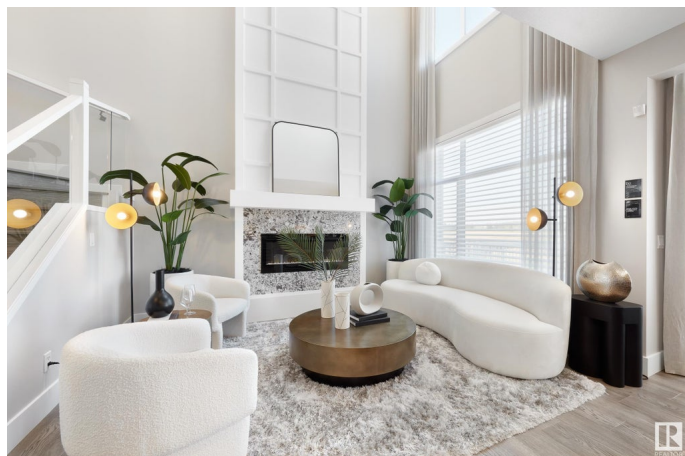
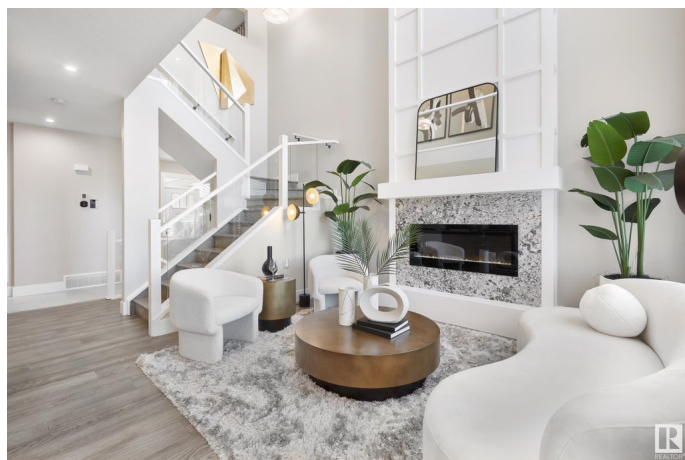
Secord, Edmonton, AB

**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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Listing information last updated on May 1st, 2025 at 10:32am MDT