

Courtesy Of Jeff D Jackson Of Bode

## \$609,900 - 9304 226 Street, Edmonton

MLS® #E4423067

**\$609,900**

4 Bedroom, 3.00 Bathroom, 2,101 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to the Pearce by Parkwood Master Builder, a breathtaking 2,058 SQFT showhome designed for modern living with style & functionality in mind. This open-concept home seamlessly connects the great room, dining area & kitchen, creating an inviting space for entertaining & everyday living. The kitchen boasts a stunning central island with an elegant eating bar, a walk-through pantry with direct mudroom access for effortless grocery unloading & sleek finishes throughout. The warm & cozy great room features a striking 60-inch electric fireplace, while open-riser stairs with glass railing add a touch of modern sophistication. A main-floor bedroom & full bath provide flexible living options, perfect for guests or multi-generational living. Upstairs, a versatile bonus room offers additional gathering space, while the second-floor laundry adds convenience. The luxurious primary bedroom includes dual sinks & a spacious shower, ensuring a spa-like retreat. Photos are representative.

Built in 2021

### Essential Information

MLS® # E4423067

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,101                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9304 226 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Cul-De-Sac, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 129                 |
| Zoning         | Zone 58             |

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Listing information last updated on July 6th, 2025 at 5:47pm MDT