

# \$515,000 - 9311 226 Street, Edmonton

MLS® #E4451677

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,670 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

This beautifully designed modern home offers a bright, open-concept main floor ideal for both everyday living and entertaining. The spacious steel appliances flowing seamlessly into the sunlit living and dining areas. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suit complete with a private ensuite and a walk-in closet. The fully fenced backyard provides a safe and private outdoor retreat, while the double detached garage adds convenience and extra storage. Situated in a growing, family-friendly neighborhood just minutes from schools, parks, and everyday amenities, this home offers the perfect blend of comfort, style, and location

Built in 2021

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451677      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,670         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9311 226 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R5         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                         |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                             |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 58          |

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Listing information last updated on August 20th, 2025 at 2:48pm MDT