

Courtesy Of Jeff D Jackson Of Bode

## \$639,542 - 9304 226 Street, Edmonton

MLS® #E4423067

**\$639,542**

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 \$639,542



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	50
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 6:17am MDT