

Courtesy Of David Lofthaug Of Bode

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

MLS® #E4454704

**\$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. 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.

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454704  |
| 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      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, 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 | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 58           |

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Listing information last updated on August 27th, 2025 at 3:33pm MDT