

## \$585,000 - 9335 226 Street, Edmonton

MLS® #E4451557

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,920 sqft

Single Family on 0.00 Acres

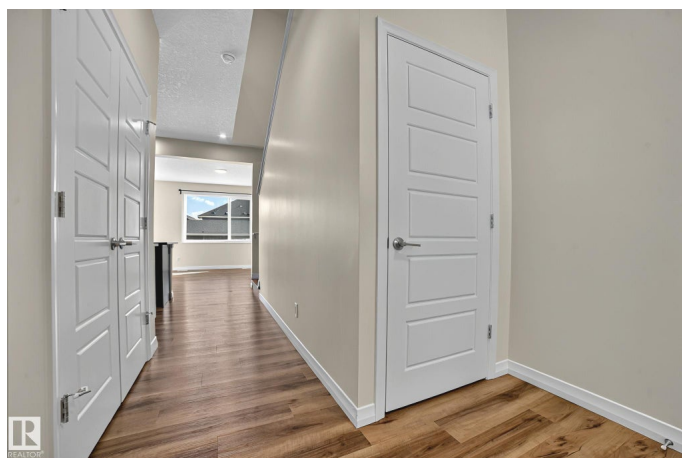
Secord, Edmonton, AB

Welcome to this beautifully kept and upgraded 2-storey home in the vibrant West Edmonton community of Secord! With 1,920 sq. ft. of living space, this modern gem offers 4 spacious bedrooms and 3 full bathrooms, including a main floor bed & bath—ideal for guests or multigenerational living. The open concept layout features a large kitchen island for entertaining, upgraded appliance package, and a walk-thru pantry from the garage. The spacious and open layout living room offers large windows with abundant natural light, adjacent to the bright dining area. Upstairs, relax in the spacious bonus room, retreat to a luxurious 5-piece primary ensuite, and enjoy the convenience of upper floor laundry. Enjoy energy savings with solar panels and future potential with an unfinished basement featuring a separate entrance. Stylish, smart, and ready for you!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451557  |
| Price          | \$585,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,920     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9335 226 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7R5         |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, HRV System, Solar Equipment |
| Parking   | Double Garage Attached, Front Drive Access                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding, Stone, Vinyl                                                              |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Hardie Board Siding, Stone, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

Date Listed August 6th, 2025

Days on Market 21

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 August 27th, 2025 at 7:02am MDT