

Courtesy Of Thomas Buchanan Of Real Broker

## \$699,900 - 9316 226 Street, Edmonton

MLS® #E4451852

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

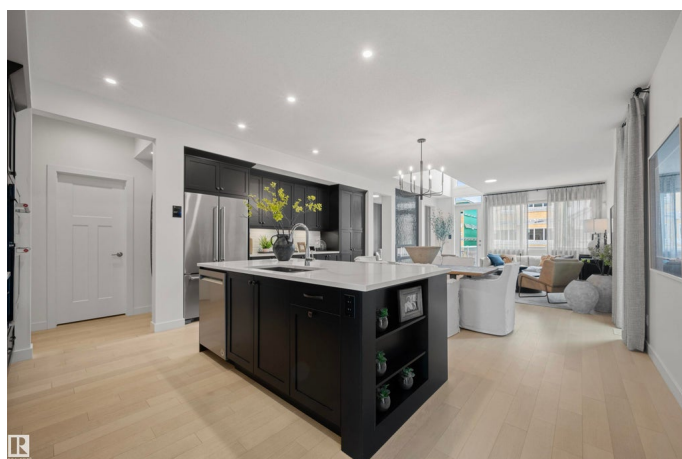
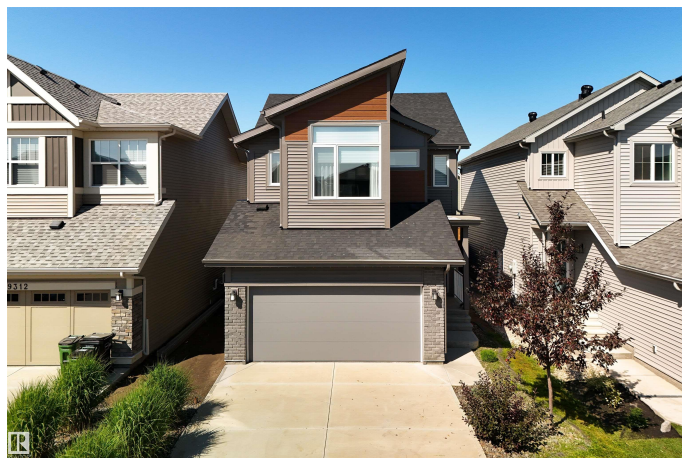
Welcome to the Madeline by Jayman, ideally located on a fully developed street in West Secord. This never-lived-in former showhome offers all the perks of brand new without the wait or hassle of ongoing construction. The chef's kitchen features an expansive hidden pantry, gas range, KitchenAid appliances, and sleek cabinetry for a modern, polished look. A rear flex room with dramatic open-to-above ceiling makes a bright home office or play space. Upstairs, the primary retreat has a spa-inspired ensuite and walk-through closet to laundry, plus two more bedrooms and a generous bonus room. The unspoiled basement awaits your vision. Premium touches include Hunter Douglas blinds, while energy-efficient upgrades feature solar panels, tankless hot water, triple-pane windows, and high-performance insulation. Steps to walking trails, playgrounds, and David Thomas King School (K-9), with quick access to shopping, transit, and major routes. Ready for its new owners to enjoy the vibrant West Secord lifestyle!

Built in 2021

### Essential Information

MLS® # E4451852

Price \$699,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,262
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9316 226 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Green Building, HRV System, Solar Equipment
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2

Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place

### Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on August 11th, 2025 at 9:47pm MDT