

## \$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 | 10               |
| Zoning         | Zone 58          |
| HOA Fees       | 250              |
| HOA Fees Freq. | Annually         |

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 18th, 2025 at 2:17am MDT