

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, 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 20  
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 28th, 2025 at 3:17pm MDT