

## \$575,000 - 9331 227 Street, Edmonton

MLS® #E4423870

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Experience the pinnacle of luxury living w/ this Coventry Homes masterpiece, featuring a SEPARATE ENTRANCE! Adorned w/ 9' ceilings on the main floor, revel in the chic open-concept kitchen boasting ceramic tile backsplash, pristine quartz countertops, & upgraded cabinets. The great room seamlessly transitions into the adjacent dining nook, creating an ideal setting for hosting unforgettable gatherings. Adding convenience, a half bath completes this level. Ascend the stairs to discover a tranquil primary bedroom featuring a lavish 5 pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, a stylish bathroom, versatile bonus room, & upstairs laundry further elevate the living experience. Rest assured, this Coventry home is backed by the Alberta New Home Warranty Program, guaranteeing craftsmanship & peace of mind. Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged

Built in 2024

### Essential Information

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Price \$575,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9331 227 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7V7         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 58         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 26th, 2025 at 8:47am MDT