

## \$459,500 - 9244 228 Street, Edmonton

MLS® #E4423865

### \$459,500

3 Bedroom, 2.50 Bathroom, 1,396 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Step into modern living w/ this stunning Impact Home w/ SEPARATE ENTRANCE, designed for both style & functionality. The main floor has 9-foot ceilings, enhancing the open & inviting atmosphere. The chef-inspired kitchen features quartz counters, gorgeous cabinetry, tile backsplash, & S/S appliances—perfect for everyday living & entertaining. The spacious living & dining areas, along with a convenient half bath, complete this thoughtfully designed level. Upstairs, the primary suite is a private retreat with a 4pc ensuite & a walk-in closet. Two additional bedrooms, a modern main bath & an upper-floor laundry room add both comfort & convenience. Built w/ exceptional craftsmanship & meticulous attention to detail, every Impact Home is backed by the Alberta New Home Warranty Program, ensuring peace of mind. Home is under construction, photos are not of actual home, some finishings may vary, the home does not have a fireplace, some photos virtually staged

Built in 2025

### Essential Information

MLS® #	E4423865
Price	\$459,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9244 228 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7W3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	43
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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