

# \$579,500 - 9311 227 Street, Edmonton

MLS® #E4457206

## \$579,500

3 Bedroom, 2.50 Bathroom, 1,807 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Experience luxury living in this Coventry Homes masterpiece with a SEPARATE ENTRANCE! Soaring 9' ceilings on the main floor set the stage for modern design. The open-concept kitchen is a chef's dream, featuring quartz countertops, upgraded cabinets, ceramic tile backsplash, and a walkthrough pantry for effortless organization. The great room flows into the dining area—perfect for entertaining—while a mudroom and half bath complete the main level. Upstairs, retreat to your serene primary suite with a spa-inspired 5-piece ensuite showcasing dual sinks, a soaker tub, stand-up shower, and walk-in closet. Two additional bedrooms, a stylish main bath, versatile bonus room, and upstairs laundry provide comfort and functionality for the whole family. Backed by the Alberta New Home Warranty Program, this Coventry home ensures lasting quality and peace of mind. \*Some photos are virtually staged\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457206  |
| Price     | \$579,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9311 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    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 58              |
| HOA Fees       | 150                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 14th, 2025 at 2:03am MDT