

# \$549,000 - 9303 230 Street, Edmonton

MLS® #E4463443

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,730 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Experience comfort and style in this 1,661 sq. ft. Modern Farmhouse designed for effortless everyday living. The welcoming open-concept main floor features a free-flowing kitchen with a substantial island and eating bar, perfect for family gatherings and entertaining. A walk-through pantry connects seamlessly to the spacious mudroom, keeping your home organized and functional. The great room offers a warm, inviting atmosphere with its 60" electric fireplace, while spindle railings lead you to the bright upper level. Upstairs, a central bonus room provides a cozy retreat, joined by a convenient laundry room and three comfortable bedrooms. The primary bedroom is a true escape, showcasing a 4-piece ensuite with dual vanities and a generous walk-in closet. With a separate side entrance and 9' foundation, this home blends thoughtful design, everyday functionality, and timeless charm. Photos are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463443  |
| Price      | \$549,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,730                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9303 230 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4W8         |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

**Additional Information**

Date Listed               October 24th, 2025  
Days on Market        9  
Zoning                    Zone 58

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