

Courtesy Of David Lofthaug Of Bode

## \$599,000 - 9315 230 Street, Edmonton

MLS® #E4463454

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,003 sqft

Single Family on 0.00 Acres

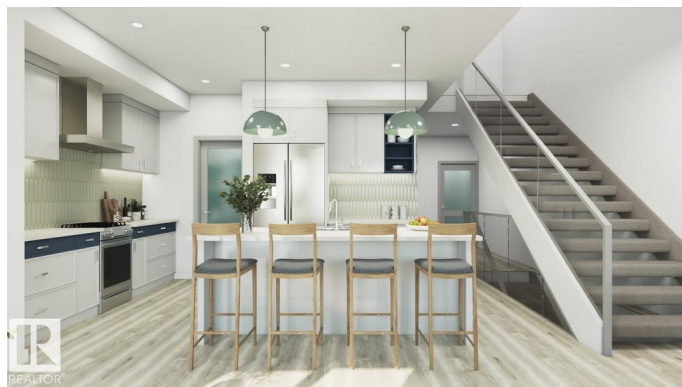
Secord, Edmonton, AB

Discover effortless family living in this 1,959 sq. ft. Modern Farmhouse, where thoughtful design meets everyday comfort. The inviting main floor features a bedroom and full bath, ideal for guests. The open-concept kitchen impresses with a large walk-through pantry, garden door with transom window off the dining nook, and seamless flow into the great room with a cozy electric fireplace. A spacious mudroom with bench and hooks keeps daily life organized, while spindle railings add an airy, elegant touch leading to the second floor. Upstairs, enjoy a central bonus room, convenient laundry, and three bedrooms, including a serene primary bedroom with a large walk-in closet and a 4-piece ensuite. With a separate side entrance and 9' foundation, this home combines timeless charm with flexible functionality—perfect for modern family living.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463454  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,003     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9315 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 |
| 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 | Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

Date Listed            October 24th, 2025

Days on Market      1

Zoning                Zone 58

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Listing information last updated on October 25th, 2025 at 7:02am MDT