

# **\$464,900 - 7226 Morgan Road, Edmonton**

MLS® #E4430593

**\$464,900**

3 Bedroom, 3.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Stunning Former Showhome in Griesbach â€“ No Condo Fees! Welcome to this beautifully maintained half duplex by Coventry Homes, located in the highly sought-after and charming community of Griesbach. Boasting over 1,400 sqft, this former showhome blends comfort, style, and functionality. Step inside to find a bright and versatile main floor den or flex room . The heart of the home is the gorgeous kitchen, featuring ample cabinetry, extended counter space, stainless steel appliances, and a large island that's ideal for entertaining. Upstairs, youâ€™ll find three spacious bedrooms, including a large primary suite with a walk-in closet. Enjoy the convenience of upstairs laundry, making daily chores a breeze. The home includes two and a half bathrooms, plus a fully finished basement that adds valuable living space with a rec room and full bathroom. Outside, enjoy a fully landscaped yard and a detached double garage. Located just steps from parks, schools, shopping, and public transit. Donâ€™t miss out !!



Built in 2016

## **Essential Information**

MLS® # E4430593

Price \$464,900

|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,460                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7226 Morgan Road |
| Area        | Edmonton         |
| Subdivision | Griesbach        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6W6          |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Front Porch, See Remarks, HRV System |
| Parking   | Double Garage Detached               |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Fiberglass   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 27          |

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Listing information last updated on May 3rd, 2025 at 6:02am MDT