

Courtesy Of Erica Ammar Of Royal LePage Arteam Realty

## \$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 9  
Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 3:17pm MDT