# \$475,000 - 9316 221 Street, Edmonton

MLS® #E4428378

#### \$475,000

3 Bedroom, 2.50 Bathroom, 1,563 sqft Single Family on 0.00 Acres

Secord, Edmonton, AB

The Silverstein, by Lincolnberg Homes, your Builder of Choice for an impressive 9 consecutive years! Nestled in the highly sought-after neighbourhood of Secord, this residence epitomizes modern living with its clean lines + efficient layout. The main floor is designed to cater to various lifestyle needs, featuring four distinct living areas. Including a dining area for family meals, a kitchen equipped for culinary adventures, a cozy family room for relaxation, + a dedicated workspace perfect for those working from home. Ascending to the upper level, you'll find convenience + comfort seamlessly blended. The floor hosts a well-placed laundry room to simplify household chores + a versatile bonus room that can be tailored to your lifestyle needs. The master bedroom serves as a serene retreat, complete with a luxurious dual-vanity ensuite that ensures privacy + comfort. The upstairs is rounded out by two additional bedrooms + 4 piece bath.

Built in 2024

#### **Essential Information**

MLS® # E4428378 Price \$475,000

Bedrooms 3
Bathrooms 2.50





Full Baths 2 Half Baths 1

Square Footage 1,563 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9316 221 Street

Area Edmonton
Subdivision Secord
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6C9

### **Amenities**

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home

Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

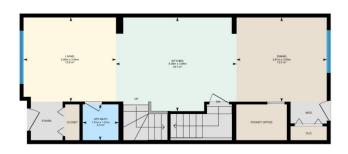
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 39

Zoning Zone 58



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 May 10th, 2025 at 12:47am MDT