

## \$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   | 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        29  
Zoning                    Zone 58



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