

## \$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        30  
Zoning                    Zone 58



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