

## \$475,000 - 9344 221 Street, Edmonton

MLS® #E4432474

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,641 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to The Whitman - built by Lincolnberg Homes, your Builder of Choice 9 years in a row. Finally a home that has everything you could ask for at the price you can afford! The perfect home for young professionals and families, the Whitman features over 1500 Sq.Ft. Located in the community of Secord. The main floor offers a front den/flex space a half bathroom, a central island kitchen which is open to the dining and living room, back door access to the back yard, plus this home features a side entrance to the unfinished basement. Upstairs you have 3 bedrooms, a spacious primary with ensuite and walk in closet, 2 more bedrooms, a 3rd full bath and the convenience of 2nd floor laundry. A \$3000.00 Appliance credit to Trail Appliances. A \$2,500 landscaping deposit is required, to be returned when landscaping is complete to developer requirements. \*Photo are of the model, different home, actual interior colours differ\*.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432474  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,641                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9344 221 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6C9         |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| 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, Stone, Vinyl                                                                                  |
| Exterior Features | Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market       52  
Zoning                 Zone 58

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