

## \$465,000 - 9348 221 Street, Edmonton

MLS® #E4418718

### \$465,000

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to the well-sought-after community of Secord, where you'll find the perfect blend of comfort + style in this charming home built by Lincolnberg Homes. The popular Tolson mode offers everything you need for modern living. As you step into the foyer, you'll immediately notice the seamless flow of the layout, leading you into the great room. This space is ideal for relaxation + entertainment, with its open-plan design creating a welcoming atmosphere. The island kitchen is a true highlight, featuring a flush eating bar perfect for quick meals or casual dining, quartz countertops offering both elegance + functionality, stylish glass tile backsplash adding a touch of sophistication. Adjacent to the kitchen is the dining space, providing a cozy area for family meals + gatherings. This home offers the perfect combination of style, comfort, + practicality. Discover the lifestyle you've been dreaming of. The photos are of another Tolson, the colours will differ and can be seen in the rendering photos.

Built in 2024

### Essential Information

MLS® #	E4418718
Price	\$465,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9348 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place School

## Additional Information

Date Listed	January 21st, 2025
Days on Market	88
Zoning	Zone 58



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