

## \$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      76  
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 July 9th, 2025 at 1:47pm MDT