

## \$515,000 - 9320 221 Street, Edmonton

MLS® #E4432457

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to The Leblanc - built by Lincolnberg Homes, your Builder of Choice 9 years in a row. Located in the NW community of Secord this home offers a bright open concept of the kitchen/dining/living rooms all connected with ample natural sunlight. Quartz countertops, island kitchen with eat up bar, backsplash, walk-in pantry, a front flex room/office + powder room. The entire main floor has beautiful VP flooring. Stylish cupboard colours + hardware. Upstairs features the primary bedroom with 4 piece ensuite + large walk-in closet, two additional bedrooms, another 4 piece bath. Convenient upstairs laundry. This home includes a \$3,000.00 appliance allowance, rough grade landscaping, buyer to pay \$2,500.00 landscaping deposit. Photos are of former show home, interior colours are different, photo of colour rendering can be seen in the photos.

Built in 2025

### Essential Information

MLS® #	E4432457
Price	\$515,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,759
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9320 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, HRV System, 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, Playground Nearby, 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 53

Zoning Zone 58

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Listing information last updated on June 16th, 2025 at 8:32pm MDT