

## \$349,900 - 47 9535 217 Street, Edmonton

MLS® #E4441293

### \$349,900

3 Bedroom, 2.50 Bathroom, 1,172 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this bright and spacious 2-storey townhome in the heart of family-friendly Secord! Just minutes from schools, parks, and the Anthony Henday, this is a perfect spot for first-time buyers or investors. Enjoy a sun-filled main floor with a south-facing living room, a 2-piece bathroom, and a smartly designed kitchen offering loads of cabinet space. Past the dining room, you will find a spacious 6'9"x19'7" north-facing balcony for shady summer afternoons, complete with natural gas BBQ hookup. Head upstairs to your roomy primary bedroom with a walk-in closet & 3-piece ensuite, 2 more bedrooms, and a full 4-piece bath. Downstairs, a large flex space gives you the opportunity for a large foyer plus storage, or whatever you want to do with it! Need space for your vehicles and gear? The 19'3"x25' double attached garage has you covered. With natural light throughout and a layout that makes sense, this home combines comfort, convenience, and a great location.

Built in 2014

### Essential Information

MLS® #	E4441293
Price	\$349,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	47 9535 217 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P5

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	73
Zoning	Zone 58
Condo Fee	\$372

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