

\$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

Bright, spacious 2-storey townhome in family-friendly Secord! Featuring an OVERSIZED 19x25 double attached garage (rare for these styles of townhomes!), there's plenty of room for vehicles, toys, or a workshop. The main floor is filled with natural light and features a south-facing living room, a 2-piece bath, and a smartly designed kitchen with ample cabinet space and breakfast bar. Step past the dining area to a 7x20 north-facing balcony with natural gas BBQ hook up - perfect for shady summer afternoons. Upstairs, the roomy and bright primary bedroom offers a walk-in closet and 3-piece ensuite with step-in shower, along with 2 more spacious bedrooms and a full 4-piece bath. Downstairs you will find your own separate furnace and hot water tank, stacked washer and dryer, all in a flexible space that can serve as a large foyer, storage area, or whatever fits your lifestyle. Conveniently located just minutes from schools, parks, and the Anthony Henday, this home is ideal for first-time buyers or investors.

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, Over Sized

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	114
Zoning	Zone 58
Condo Fee	\$372

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