

## \$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	93
Zoning	Zone 58
Condo Fee	\$372

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