

## \$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 | 67             |
| Zoning         | Zone 58        |
| Condo Fee      | \$372          |

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Listing information last updated on August 14th, 2025 at 10:32pm MDT