

## **\$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 | 132            |
| Zoning         | Zone 58        |
| Condo Fee      | \$372          |

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