

## **\$339,900 - 95 9535 217 Street, Edmonton**

MLS® #E4459221

### **\$339,900**

3 Bedroom, 2.50 Bathroom, 1,271 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this stunning, original owner of 3-bedrooms, 2.5 bathrooms & double attached garage home! Features open concept large living room with bright windows. Spacious kitchen with modern kitchen cabinets, nice backsplash tiles, stylish light fixtures, pantry, adjacent to dining area offers patio doors to a good-sized balcony where you can relax & enjoy BBQ during summer. Convenient main floor 1/2 bath. Upper floor comes with 3 generously size bedrooms. Master bedroom with 3pc en-suite and walk-in closet. Lower level comes with double attached garage, laundry & utility area. Easy access to public transportation, shopping centre, Costco, schools, Anthony Henday Drive & all amenities. Quick possession available. Just move in & enjoy!

Built in 2013

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4459221  |
| Price          | \$339,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,271     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2013              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 95 9535 217 Street |
| Area        | Edmonton           |
| Subdivision | Secord             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 4P5            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 58              |

Condo Fee                \$383

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Listing information last updated on October 23rd, 2025 at 10:32am MDT