

## \$319,900 - 114 9535 217 Street, Edmonton

MLS® #E4465947

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

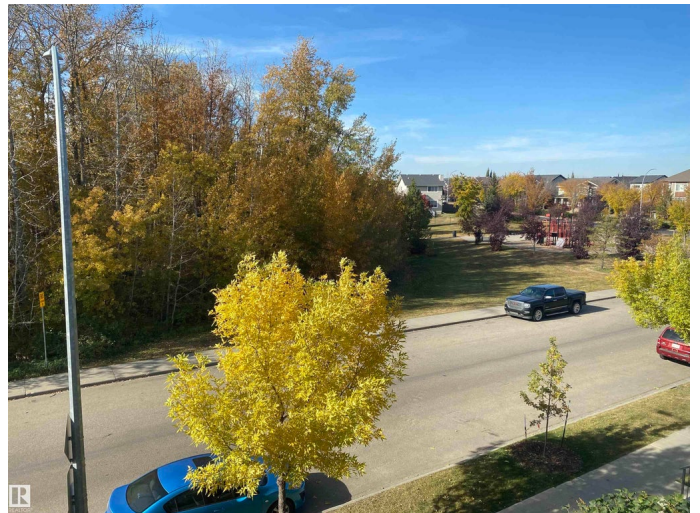
Secord, Edmonton, AB

Best priced unit in the complex! Don't miss this opportunity in Secord Corners! Pristine 1,262 sq ft townhome offers unbeatable value and the best location in the complex! Facing a mature treeline street and park views, plus convenient street parking right out front. Featuring a new hot water tank, upgraded flooring, added pot lighting, stainless steel appliances, a deck with natural gas hookup, and an oversized double garage 19.1 x 24.11, this home is truly move-in ready. Inside, you'll find a bright & sunny, large living room, a modern kitchen with dark cabinets, tile backsplash, pantry, eating bar, and a spacious dining area. With 3 bedrooms and 3 bathrooms, including a primary suite that can accommodate a king-size bed, has a walk-in closet and 3-piece en-suites, this home checks all the boxes. 2 Bar stools, 5 appliances are included.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465947  |
| Price      | \$319,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,263             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 114 9535 217 Street |
| Area        | Edmonton            |
| Subdivision | Secord              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 4P5             |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                |
| Parking        | Double Garage Attached, Insulated, Over Sized                                                                                    |
| Is Waterfront  | Yes                                                                                                                              |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 3                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Partial, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 17th, 2025 |
| Zoning      | Zone 58             |
| Condo Fee   | \$383               |

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Listing information last updated on November 17th, 2025 at 4:47pm MST