

## \$354,900 - 33 9535 217 Street, Edmonton

MLS® #E4445843

### \$354,900

3 Bedroom, 2.50 Bathroom, 1,281 sqft  
Condo / Townhouse on 0.00 Acres

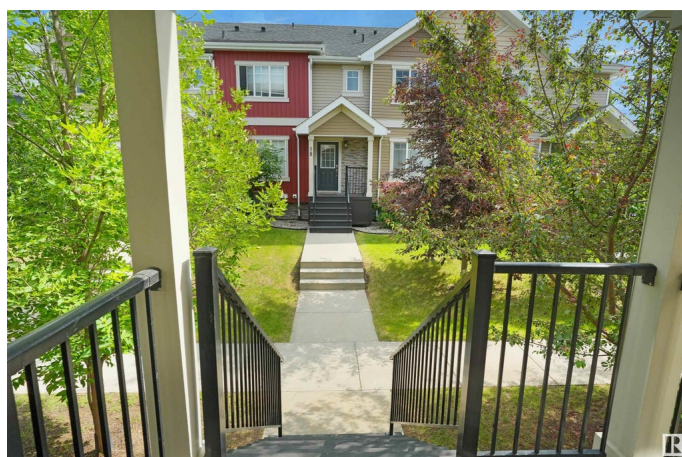
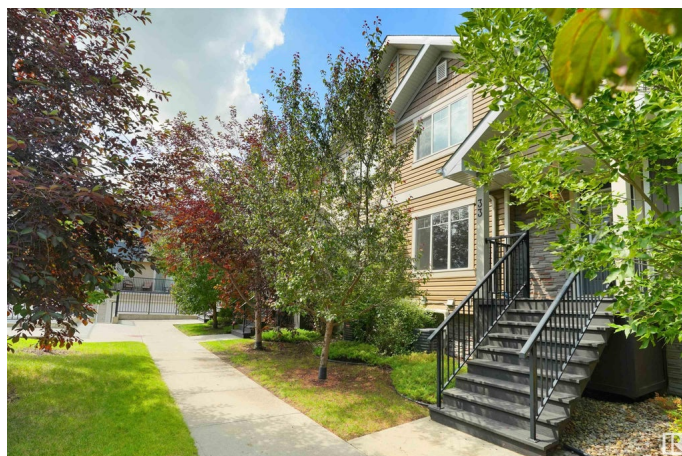
Secord, Edmonton, AB

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath townhouse with a finished basement, offering nearly 1,500 sq. ft. of total living space! Located in the highly sought-after community of Secord, this stylish 2 storey home features a double attached heated garage and an open-concept layout that's perfect for modern living. The main floor boasts a spacious living room, a kitchen with espresso-finished cabinetry, granite countertops, stainless steel appliances, a pantry, and a bright dining area that opens to a generously sized balcony. Elegant upgrades throughout include laminate flooring, pot lights, tiled bathrooms, nickel hardware, and central A/C. Upstairs, you'll find a large primary bedroom with a 3-piece ensuite and walk-in closet, along with two additional well-sized bedrooms. New hot water tank installed in 2023—just move in and enjoy

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445843  |
| Price      | \$354,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 33 9535 217 Street |
| Area        | Edmonton           |
| Subdivision | Secord             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 4P5            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner                |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 73             |
| Zoning         | Zone 58        |
| Condo Fee      | \$376          |

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Listing information last updated on September 15th, 2025 at 2:17am MDT