

Courtesy Of David C St. Jean Of Exp Realty

## **\$339,900 - 56 9535 217 Street, Edmonton**

MLS® #E4428314

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,259 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this impeccably maintained townhome in the heart of the family-friendly Secord community! Ideally located with easy access to major routes, this home showcases pride of ownership from the moment you step inside. Enjoy the convenience of nearby parks, schools, walking trails, shopping, and even a golf course. This spacious corner unit offers 3 bedrooms, 2.5 bathrooms, and a freshly repainted interior. Stay comfortable year-round with central air conditioning and the added convenience of a central vacuum system. The modern kitchen is designed for function and style, featuring ceiling-height cabinetry, stainless steel appliances, granite countertops, and a garburator. Additional highlights include hardwood flooring, a glass wall, plush carpet upstairs, and large windows that fill the home with natural light and scenic views. The property also boasts a mudroom and an oversized (25ft) double attached garage. With low condo fees and a professionally maintained complex, all this home needs is YOU!

Built in 2013

### **Essential Information**

MLS® #	E4428314
Price	\$339,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	56 9535 217 Street
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P5

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Parking-Visitor, Patio
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place School

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	10
Zoning	Zone 58
Condo Fee	\$372

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 7:17pm MDT