

## \$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

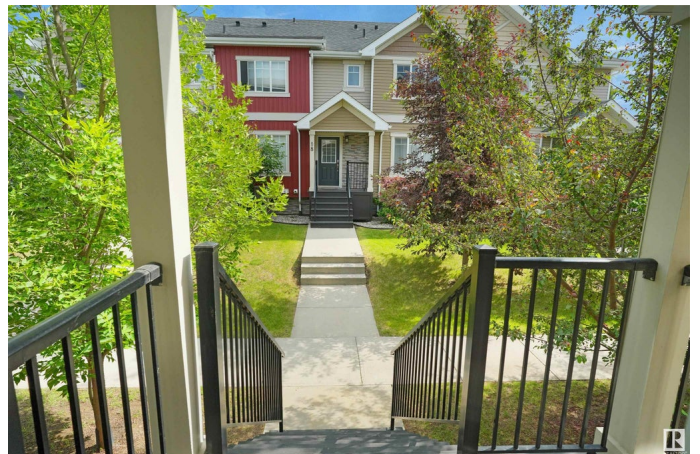
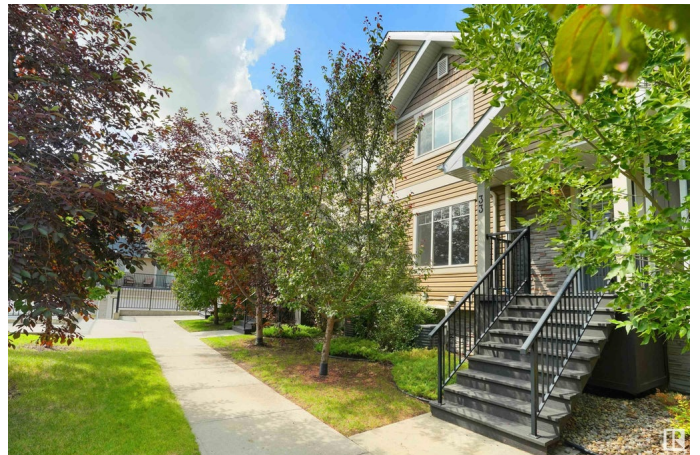
Secord, Edmonton, AB

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	68
Zoning	Zone 58
Condo Fee	\$376

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Listing information last updated on September 9th, 2025 at 9:32pm MDT