

## \$424,500 - 9835 217 Street, Edmonton

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MLS® #E4454668

**\$424,500**

3 Bedroom, 2.50 Bathroom, 1,298 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this stunning 2-storey home on a quiet street in Secord featuring 3 spacious bedrooms and 2.5 bathrooms. An open-concept main floor with a modern kitchen boasting stainless-steel appliances, island, lots of cabinetry and pantry. The bright living area flows seamlessly to the dining space and patio doors leading to the backyard. Upstairs, the primary suite includes a walk-in closet and ensuite, accompanied by two additional bedrooms, a full bath and laundry. The basement awaits your personal touch. Enjoy the convenience of an attached garage, extended deck and a thoughtfully designed floor plan. Ideally located near schools, parks, shopping at Lewis Estates and West Edmonton Mall, Costco, restaurants, and easy access to Anthony Henday and Whitemud Drive, this home provides everything your family needs. A beautiful choice for first-time buyers or investors alike!



Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454668  |
| Price      | \$424,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,298         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9835 217 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4T7         |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

Date Listed August 25th, 2025

Days on Market 26

Zoning Zone 58

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Listing information last updated on September 20th, 2025 at 7:32pm MDT