

## **\$575,000 - 9852 217 Street, Edmonton**

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MLS® #E4455722

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Beautifully renovated 2-storey home in desirable Secord! This home boasts 4 bedrooms, 3.5 baths, and over 1,900 sq ft of developed living space. Pride of ownership is evident throughout. The open-concept main floor flows seamlessly from the living area through the dining area and into the chefs kitchen. Your feet will be warm here as the kitchen features in-floor heating! Granite countertops throughout, LVP and tile flooring on all levels (NO CARPET!), electric fireplace, Hunter Douglas blinds. The upper level features 3 bedrooms. The master retreat boasts a 3 piece with new shower, walk in closet, and a herringbone feature wall. The fully finished basement includes a second kitchen, bedroom, 3 piece bath, and separate living space—perfect for guests or extended family. Basement also boast In-floor heating! Enjoy an abundance of brand-new appliances, fresh modern finishes, and a massive detached double garage. Located on a quiet street close to parks, schools and the new Rec Centre! Immediate possession.

Built in 2015

### **Essential Information**

MLS® # E4455722

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,411                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9852 217 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4T7         |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Detached                       |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                   |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Fenced, Golf Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | David Thomas King |
| Middle     | David Thomas King |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 58             |

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Listing information last updated on September 9th, 2025 at 2:47am MDT