

## \$437,000 - 9905 217 Street, Edmonton

MLS® #E4457335

**\$437,000**

3 Bedroom, 3.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Beautifully maintained half duplex in Secord with a finished basement and your very own backyard oasis. This 2-storey home offers 3 bedrooms, 3.5 baths, and just under 1,850 sq ft of interior living space. The main floor features a bright living area with hardwood floors, a kitchen with quartz counters, walk-in pantry, and direct access to the yard. Upstairs you'll find a convenient laundry area, 2 full bathrooms, 3 bedrooms including a spacious primary with walk-in closet and 3pc ensuite. The finished basement adds an additional 3pc bath and flexible living space. Enjoy a landscaped yard with fruit trees, a fire pit, patio, and deck—perfect for summer evenings. Additional features include central vacuum, a single attached garage (insulated, drywalled, painted), and excellent overall condition. Located near schools, parks, shopping and the future Lewis Farms Recreation Centre.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457335  |
| Price      | \$437,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,271         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9905 217 Street |
| Area        | Edmonton        |
| Subdivision | Secord          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4T7         |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Fire Pit, Gazebo, No Animal Home, No Smoking Home, Patio, Vacuum System-Roughed-In |
| Parking Spaces | 2                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| Fireplaces        | Heatilator/Fan                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 58              |

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 September 16th, 2025 at 4:17am MDT