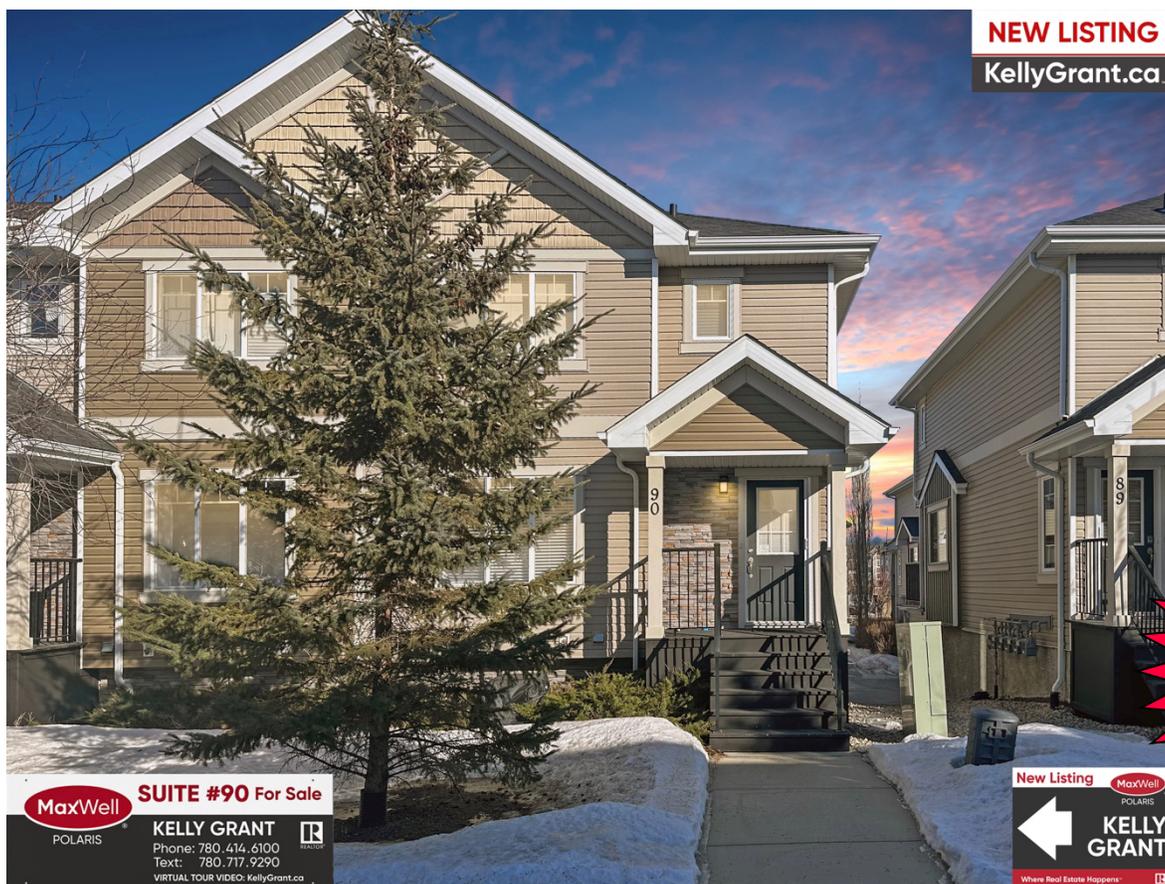


Nice Condo in Secord Corners – Great for 1st Time Home Buyers!!

#90, 9535-217th Street NW
Edmonton, Alberta
\$349,900



NEW LISTING

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MaxWell
POLARIS

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MaxWell SUITE #90 For Sale
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Located West Edmonton (Community of Secord) with easy access to Stony Plain Road, Winterburn Road, Whitemud Drive, and Anthony Henday Drive.

(A). Suite Features:

- 3 Bedrooms (Upper Level) and 2.5 Bathrooms (Main + Upper Levels)
- Feature Glass Stairway Divider Wall & Nicely Carpeted Staircases
- Granite Countertops plus Stainless Steel & Black Appliances
- Balcony Access off Kitchen / Dining Room (with Gas BBQ Outlet)
- Sizable Primary Bedroom with Full En Suite Bathroom & Closet
- Air Conditioning, Built-in Vacuum System, & New Hot Water Tank
- Attached & Oversized Double Garage (Basement Access)

(B). SECORD CORNERS – Condominium:

- \$480K+ Reserve Fund (Feb. 2026)
- Built in 2013 by footprintdevelopments.inc
- Professionally Managed by CORE Management
- Current Condo Documents Package Available for Buyer Review

(C). Available Possession: 45 Days – Negotiable



MaxWell
POLARIS

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* Advertised information deemed reliable and accurate however not guaranteed – Buyers responsible to verify.

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#90, 9535-217 St. NW, Edmonton, AB

* LIST PRICE: \$349,900

Area:	West Edmonton	Bathrooms (2.5 Total) = 2 pc. (M) + 3 pc. + 4 pc. (U)
Neighbourhood:	Secord	Living Room: 4.7 m x 4.2 m (M)
Zone:	58	Kitchen: 3.8 m x 2.9 m (M)
Style:	2-Storey Townhouse	Dining Room: 3.1 m x 2.9 m (M)
Total RMS Area:	1316 sq. ft. = 636 (M) + 680 (U)	Primary Bedroom: 4.3 m x 3.6 m (U)
Condo Name:	Secord Corners	Bedroom #2: 3.6 m x 3.0 m (U)
Year Built:	2013	Bedroom #3: 3.9 m x 2.9 m (U)
Property Taxes:	\$3194 / yr. (2025)	Utility Room: 3.7 m x 3.0 m (B)
Garage Parking:	Double Attached Garage	BSMT + Garage: 681 sq. ft. (B)
Exterior:	Vinyl and Stone	Flooring: Laminate, Carpet, & Tiling
Roof:	Asphalt Shingles	Condo Fee: \$382 / month
Heating:	1 x Forced Air (natural gas)	(condo fee includes: parking, exterior maintenance, landscape / snow, mgmt., insurance, reserve fund)
Possession Date:	45 Days - Negotiable	Unit Factor: 86 / 10,000
Land Use Code:	Residential	Property Manager: CORE Management
Legal Description:	Plan 1322835 Unit 57	PM Contact: www.coremanagement.ca
Att. Goods Excl.:	None	
Goods Included:	(1). Dishwasher; (2). Refrigerator; (3). Stove; (4). Dryer; (5). Washer; (6). All Keys; (7). Window Blinds; (8). Door Remotes; (9). Central Air Conditioner; (10). Microwave; (11). Built-in Vacuum System; & (12). All Vacuum Attachments	



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90, 9535-217 Street NW, Edmonton, Alberta, Canada (Secord Corners) - Main Level Schematic



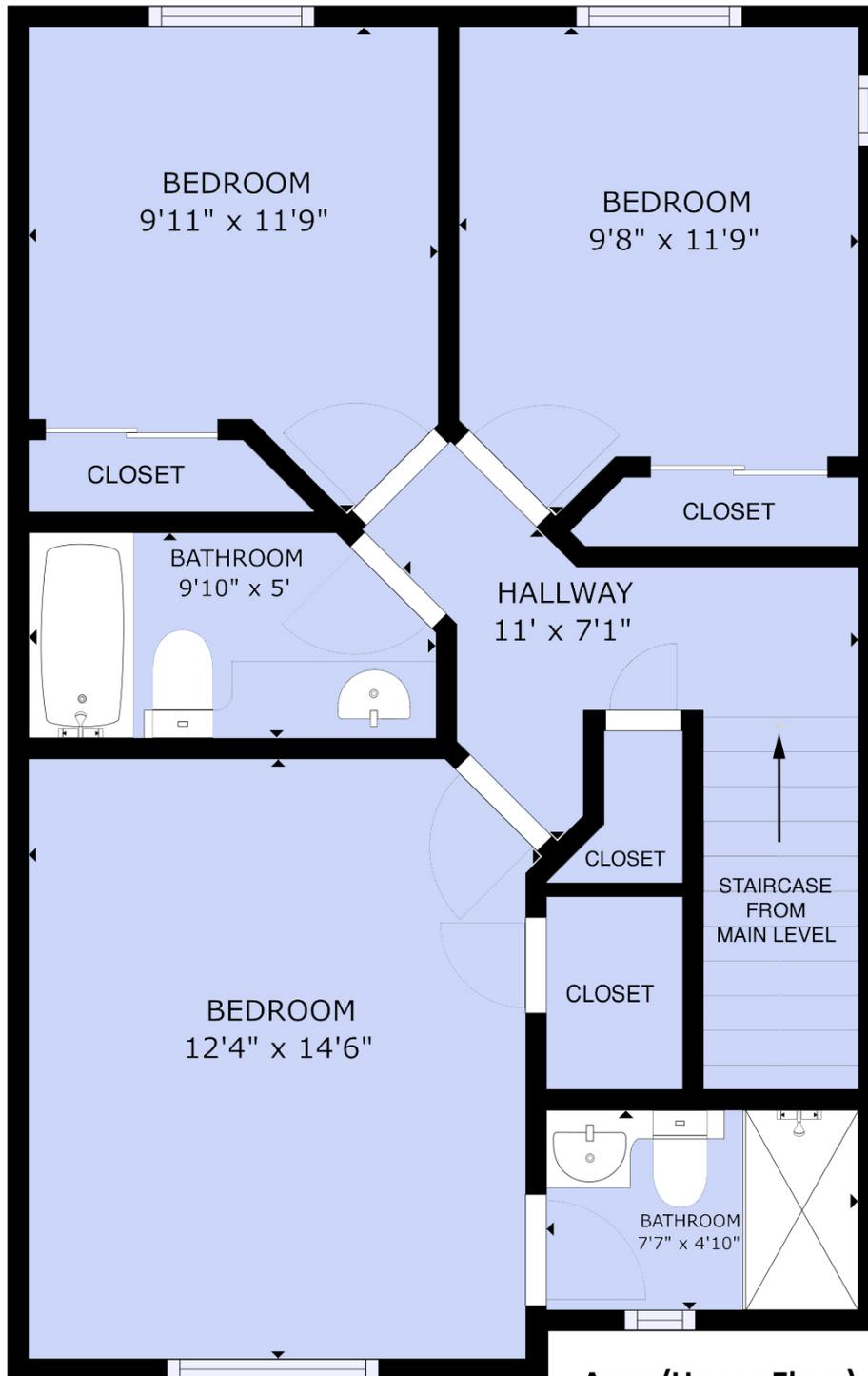
Area (Main Floor) = 59.1 sq. m. = 636 sq. ft.

Area (RMS) = Area (Main) + Area (Upper) = 122.3 sq. m. = 1316 sq. ft.

#90, 9535-217th Street NW, Edmonton, Alberta (Main Level Photos)



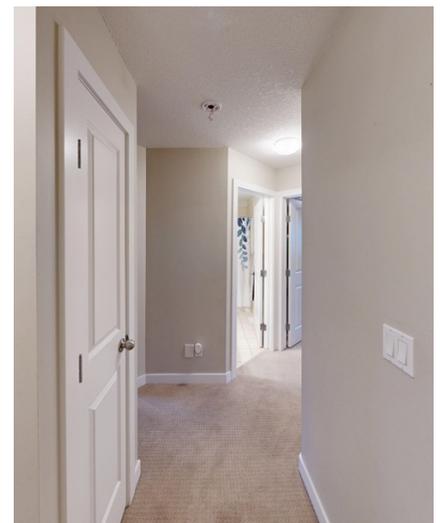
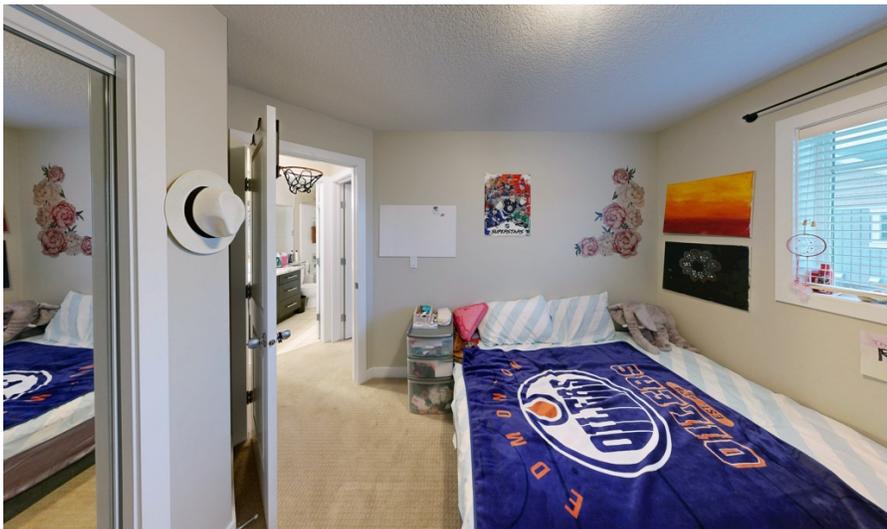
90, 9535-217 Street NW, Edmonton, Alberta, Canada (Secord Corners) - Upper Level Schematic



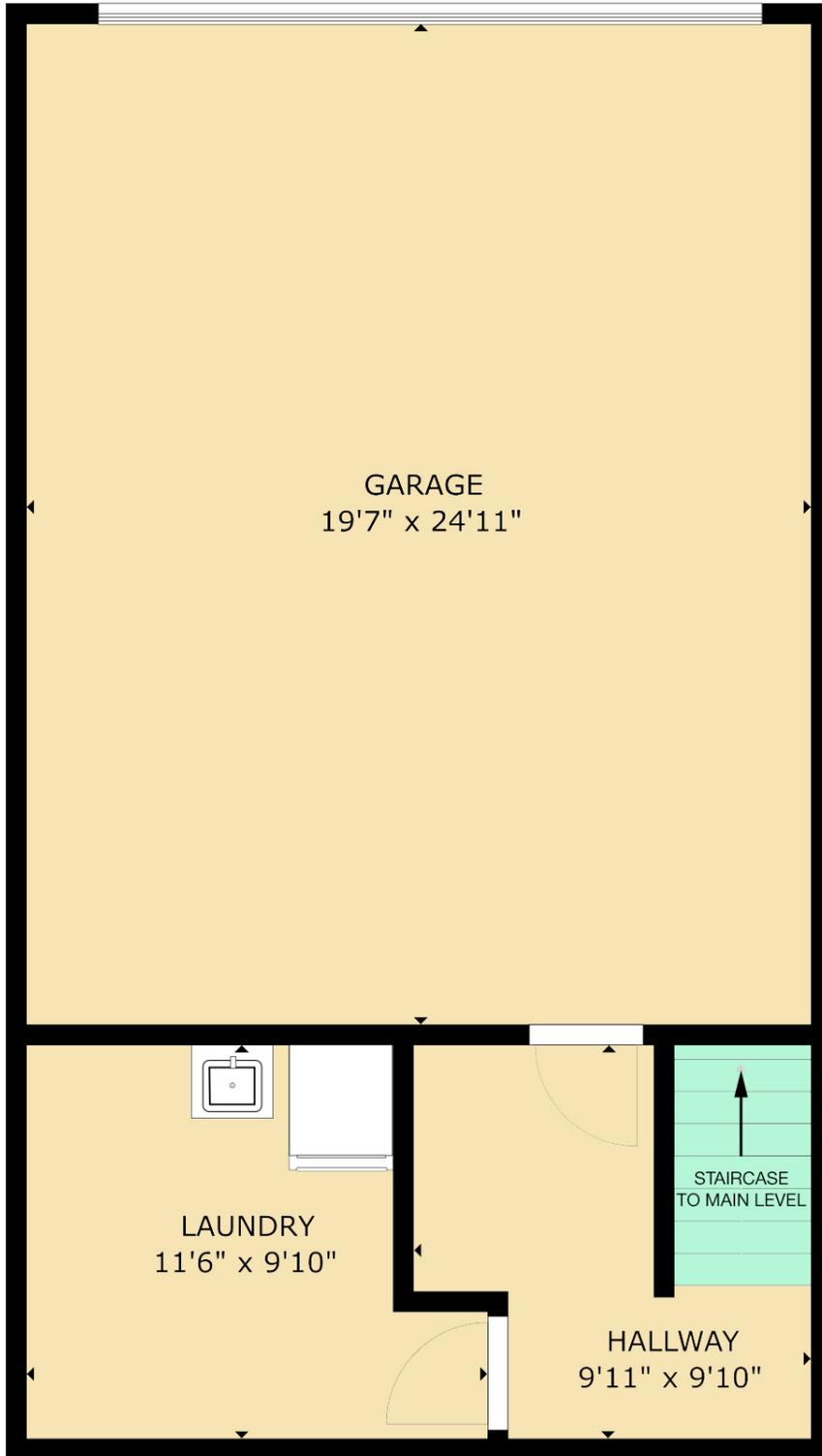
Area (Upper Floor) = 63.2 sq. m. = 680 sq. ft.

Area (RMS) = Area (Main) + Area (Upper) = 122.3 sq. m. = 1316 sq. ft.

#90, 9535-217th Street NW, Edmonton, Alberta (Upper Level Photos)

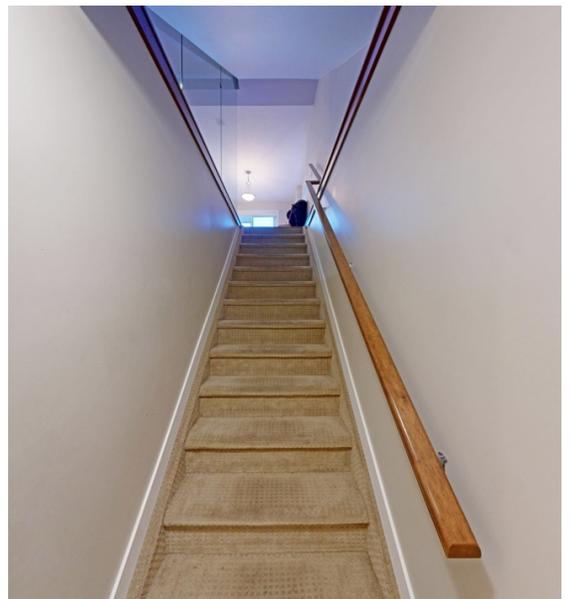
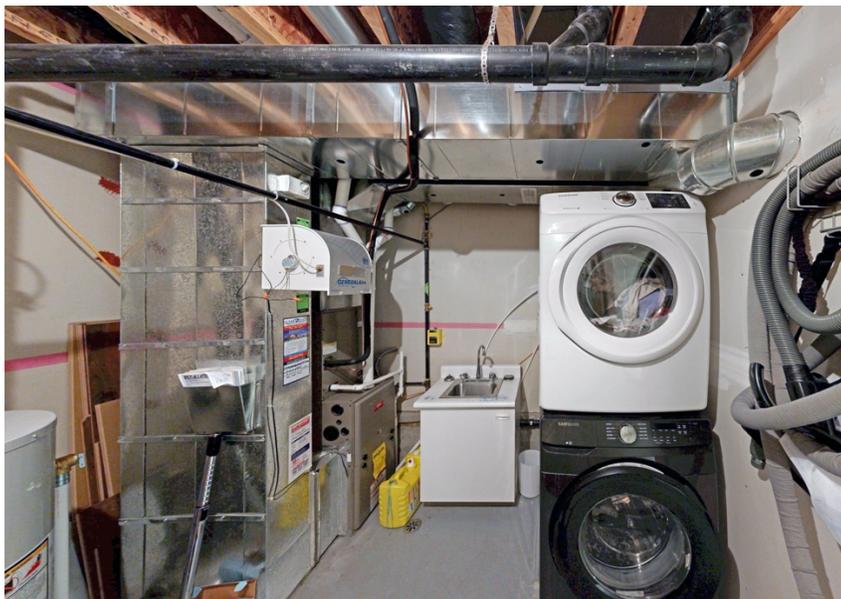


90, 9535-217 Street NW, Edmonton, Alberta, Canada (Secord Corners) - Basement Level Schematic



Area (Basement Floor + Garage) = 63.3 sq. m. = 681 sq. ft.

#90, 9535-217th Street NW, Edmonton, Alberta (Basement Level & Garage Photos)



#90, 9535-217th Street NW, Edmonton, Alberta (Balcony & Porch View Photos)



#90, 9535-217th Street NW, Edmonton, Alberta (Exterior & Common Area Photos)



9535-217th Street NW, Edmonton, AB (Secord Corners) – Neighbourhood Photos



Secord Community Map (West Edmonton)

9535-217 Street NW
Edmonton, Alberta, Canada
(Secord Corners Condominium)



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