

# Excellent Condition Condo Unit in Secord Corners, Ravine Lake View!!

#8, 9535-217<sup>th</sup> Street NW  
Edmonton, Alberta  
**\$359,900**



Located West Edmonton (Secord) with access to Stony Plain Road, Retail, Winterburn Road, Whitemud Drive, Ranch Golf & CC, Anthony Henday Drive.

## (A). Suite Features:

- 3 Bedrooms (Upper Level) and 2.5 Bathrooms (Main + Upper Levels)
- Hardwood Flooring & Nicely Carpeted Staircases
- Feature Glass Stairway Divider Wall
- Granite Counters, Upgraded Cabinets, & Stainless Steel Appliances
- Balcony Access off Kitchen / Dining Room (with Gas BBQ Outlet)
- Sizable Primary Bedroom with Full En Suite Bathroom & Closet
- Air Conditioning, Smart-Wiring, & Triple-paned Windows
- 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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For Sale

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#8, 9535-217 St. NW, Edmonton, AB

\* LIST PRICE: \$359,900

Area:	West Edmonton	Bathrooms (2.5 Total) = 2 pc. (M) + 3 pc. + 4 pc. (U)
Neighbourhood:	Secord	Living Room: 4.8 m x 4.3 m (M)
Zone:	58	Kitchen: 3.1 m x 2.9 m (M)
Style:	2-Storey Townhouse	Dining Room: 3.8 m x 3.1 m (M)
Total RMS Area:	1319 sq. ft. = 643 (M) + 676 (U)	Primary Bedroom: 4.3 m x 3.6 m (U)
Condo Name:	Secord Corners	Bedroom #2: 3.9 m x 3.0 m (U)
Year Built:	2013	Bedroom #3: 3.0 m x 2.9 m (U)
Property Taxes:	\$3295 / yr. (2025)	Utility Room: 3.0 m x 2.6 m (B)
Garage Parking:	Double Attached Garage	BSMT + Garage: 662 sq. ft. (B)
Exterior:	Vinyl and Stone	Flooring: Hardwood, 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 13	PM Contact: <a href="http://www.coremanagement.ca">www.coremanagement.ca</a>
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	



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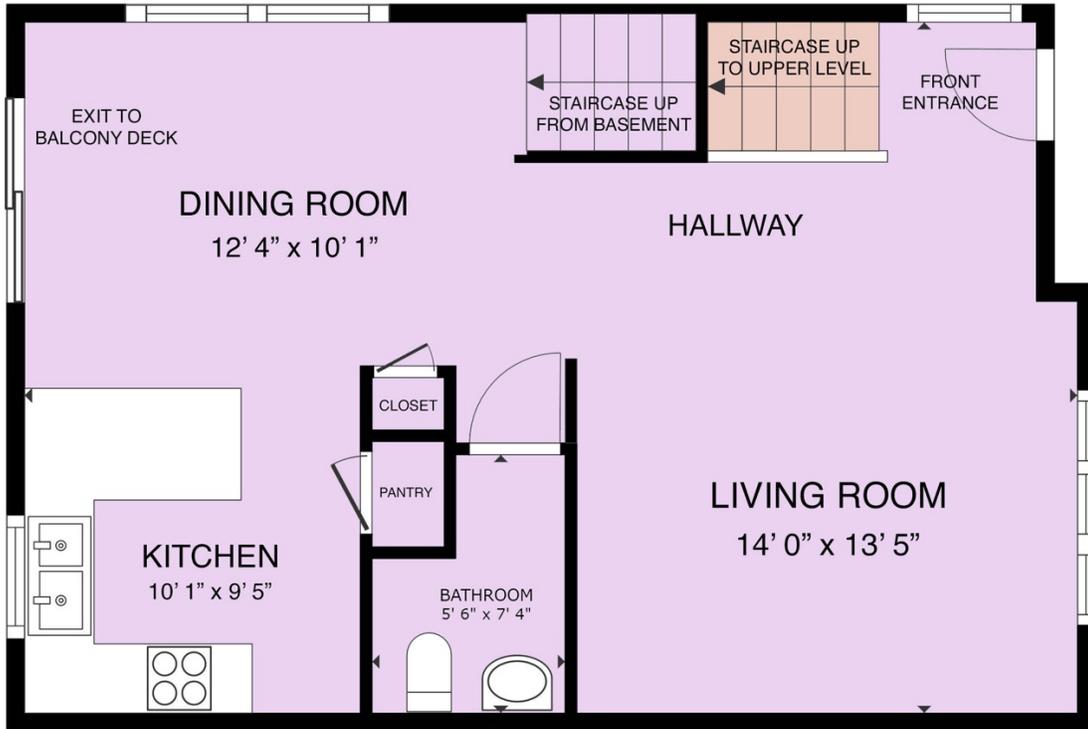


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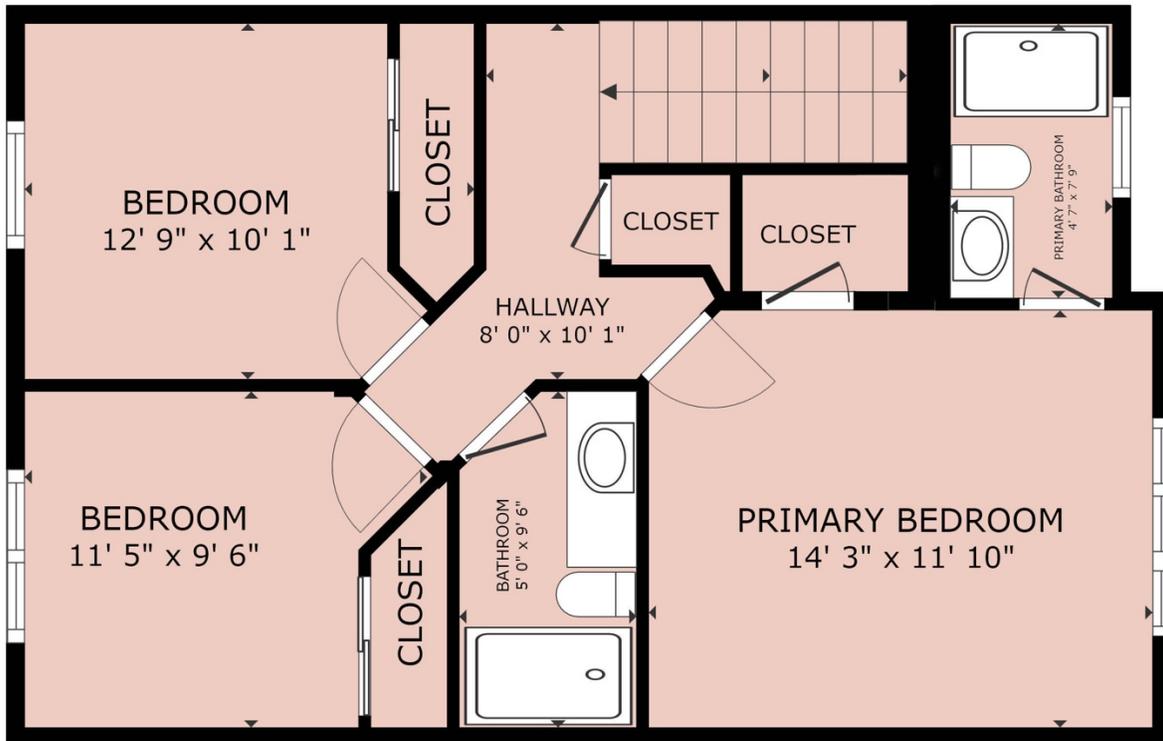
\* All advertised information is not guaranteed accurate - Buyers to verify.

8, 9535-217 Street NW, Edmonton, Alberta (Secord Corners Condominium) -- Main Level Layout Schematic



Area (Main Level) = 59.7 sq. m. = 643 sq. ft.

8, 9535-217 Street NW, Edmonton, AB (Secord Corners Condominium) -- Upper Level Layout Schematic



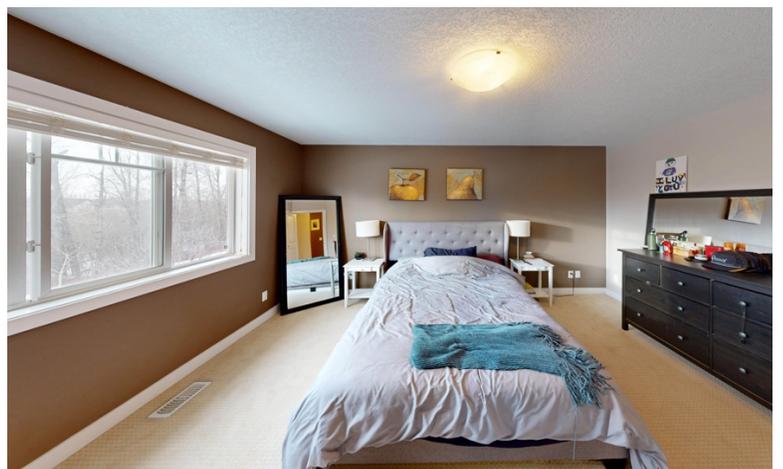
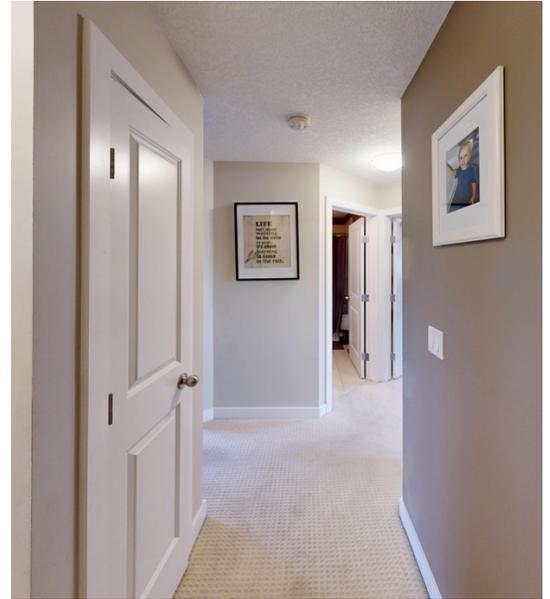
Area (Upper Level) = 62.8 sq. m. = 676 sq. ft.

Area (RMS) = Area (Main) + Area (Upper) = 59.7 sq. m. + 62.8 sq. m. = 122.5 sq. m. = 1319 sq. ft.

**#8, 9535-217<sup>th</sup> Street NW, Edmonton, Alberta (Main Level Photos)**

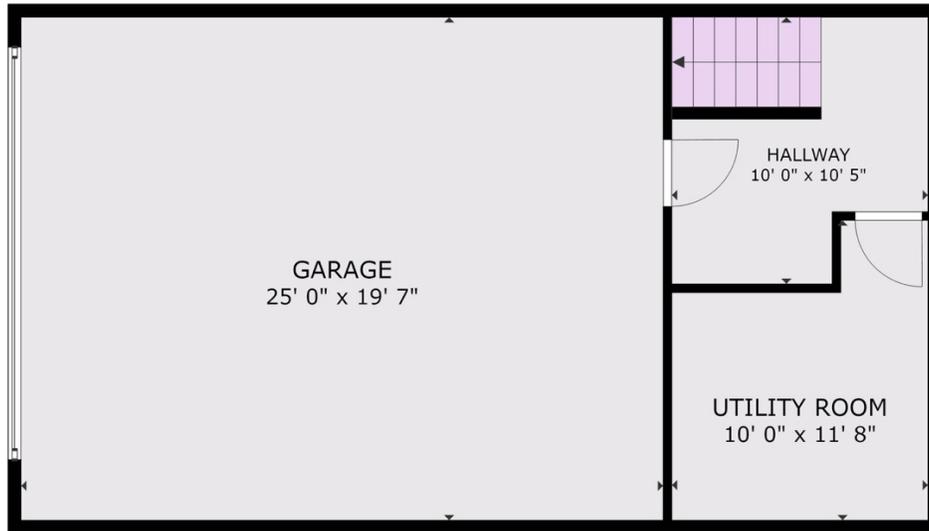


**#8, 9535-217<sup>th</sup> Street NW, Edmonton, Alberta (Upper Level Photos)**



# #8, 9535-217<sup>th</sup> Street NW, Edmonton, Alberta (Basement Level & Garage Photos)

8, 9535-217 Street NW, Edmonton, AB (Secord Corners Condominium) -- Basement Layout Schematic



Area (Garage) = 44.0 sq. m. = 474 sq. ft.  
Area (Basement) = 17.5 sq. m. = 188 sq. ft.  
Area (Basement + Garage) = 44.0 + 17.5 = 61.5 sq. m. = 662 sq. ft.



**#8, 9535-217<sup>th</sup> Street NW, Edmonton, Alberta (Balcony & Porch View Photos)**



**#8, 9535-217<sup>th</sup> Street NW, Edmonton, Alberta (Exterior & Common Area Photos)**



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9535-217<sup>th</sup> 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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