

MaxWell

POLARIS

For Sale**KELLY GRANT**

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VIRTUAL TOUR VIDEO: KellyGrant.ca

REALTOR.ca**New Listing****MaxWell**

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**KELLY GRANT**

Where Real Estate Happens™

**#8, 9535-217 St. NW, Edmonton, AB***** LIST PRICE: \$349,999**

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	
Att. Goods Excl.:	None	PM Contact: www.coremanagement.ca
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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* All advertised information is not guaranteed accurate - Buyers to verify.