

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

#8, 9535-217th Street NW
Edmonton, Alberta
\$349,999



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*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

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
- 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



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Kelly Grant, M.Eng., ABR, NCISO, P.Eng.
Residential / Commercial REALTOR®

4107-99th Street NW
Edmonton, Alberta
Canada T6E 3N4

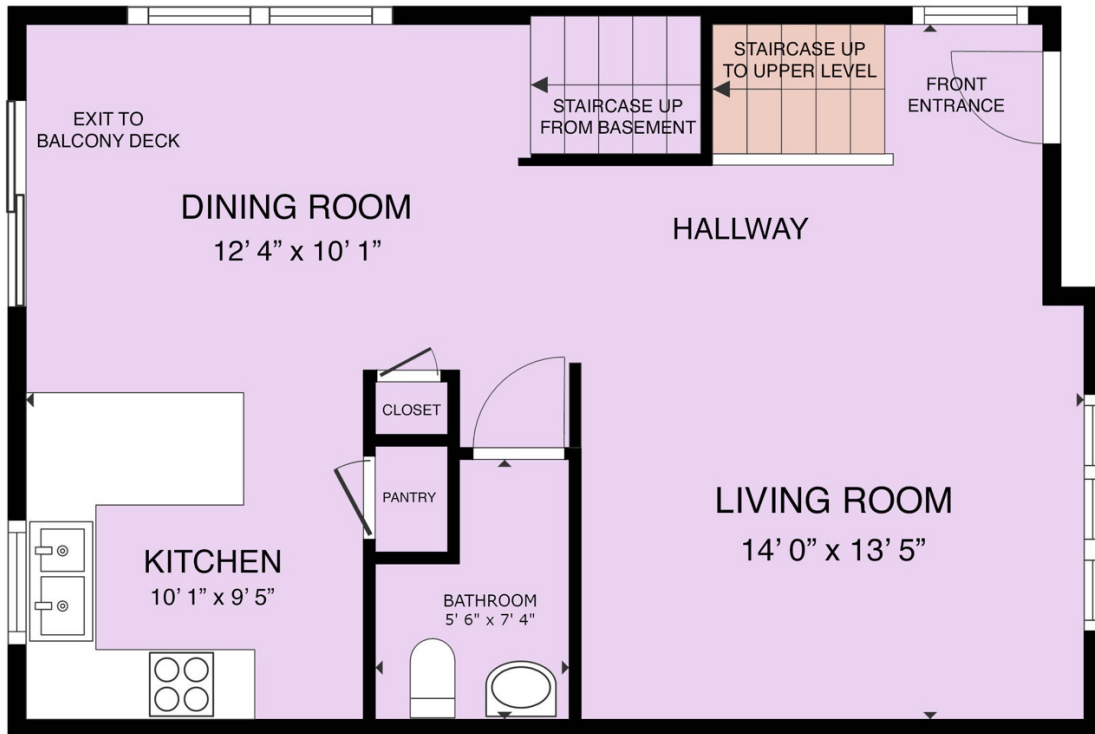
Phone: 780-414-6100
Text: 780-717-9290
Email: SOLD@KellyGrant.ca
Web: KellyGrant.ca



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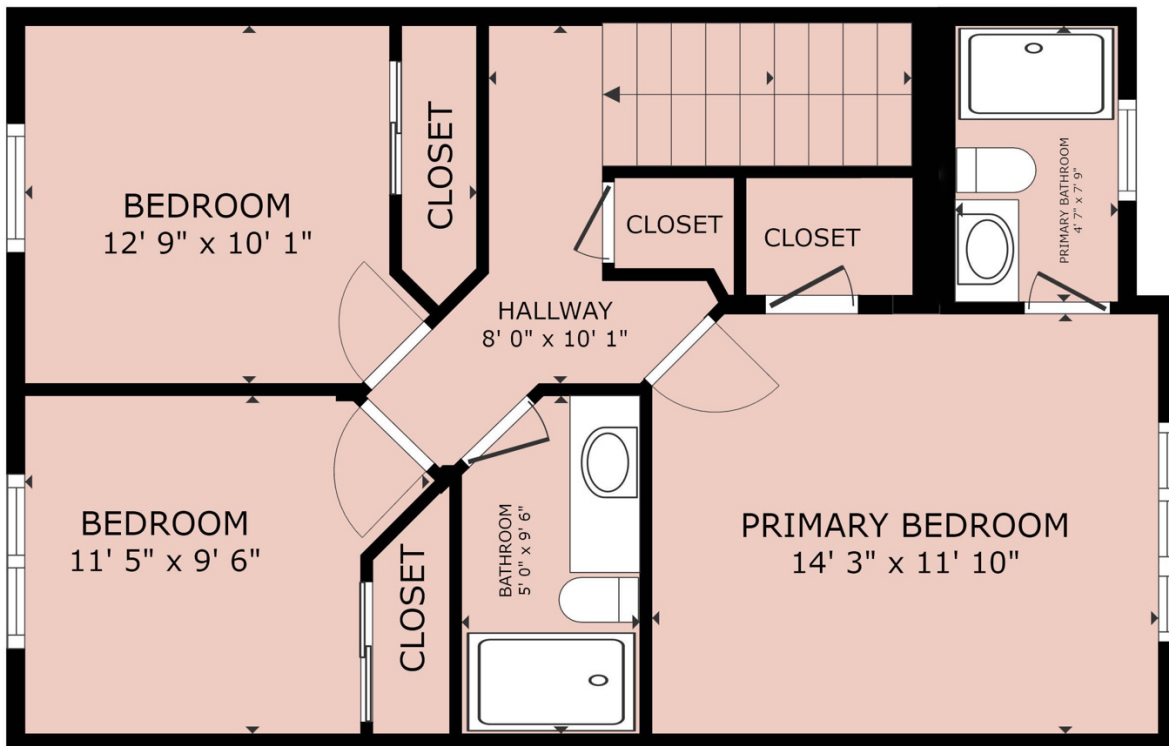
* Advertised information deemed reliable and accurate however not guaranteed – Buyers responsible to verify.

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



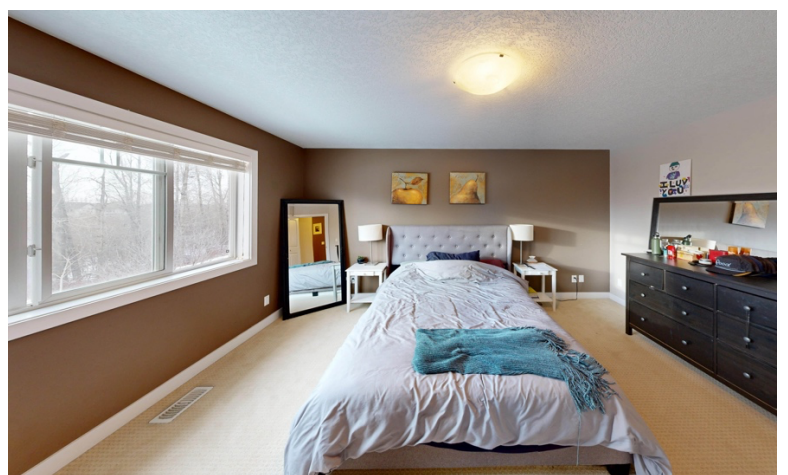
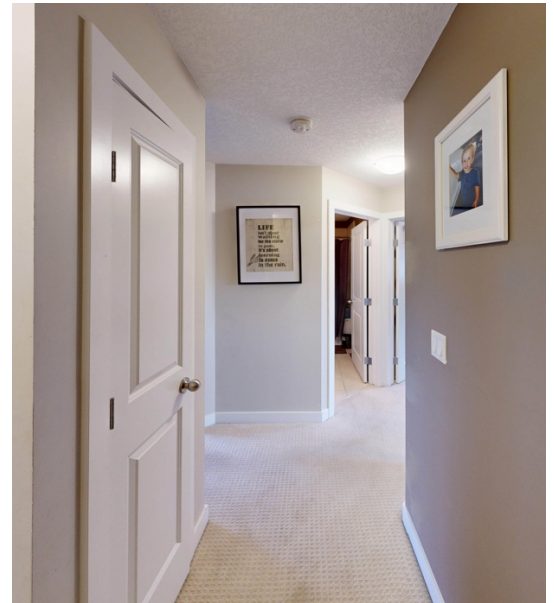
Area (Upper Level) = 62.8 sq. m. = 676 sq. ft.

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

#8, 9535-217th Street NW, Edmonton, Alberta (Main Level Photos)

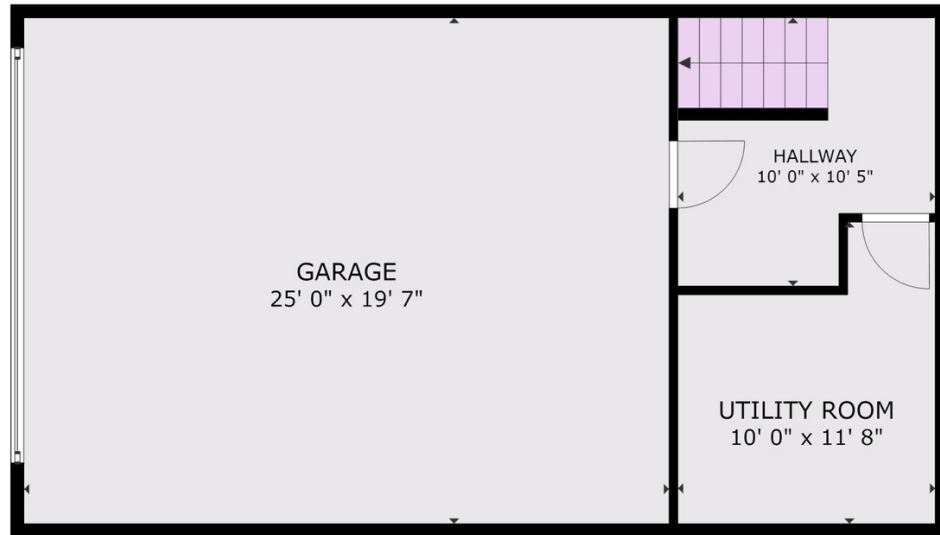


#8, 9535-217th Street NW, Edmonton, Alberta (Upper Level Photos)



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

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

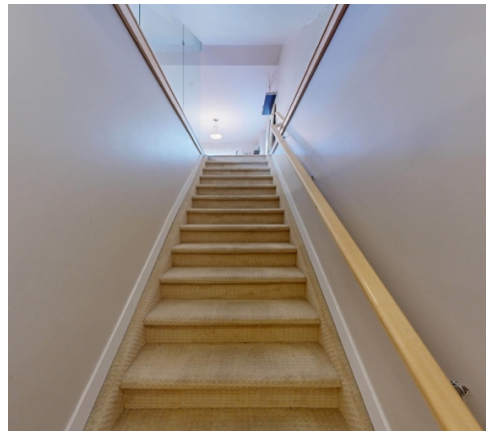


Area (Garage) = 44.0 sq. m. = 474 sq. ft.

Area (Basement) = 17.5 sq. m. = 188 sq. ft.

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

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#8, 9535-217th Street NW, Edmonton, Alberta (Balcony & Porch View Photos)



#8, 9535-217th Street NW, Edmonton, Alberta (Exterior & Common Area Photos)



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



(Second Corners Condominium)

