

\$404,998 - 44 525 Secord Boulevard, Edmonton

MLS® #E4420582

\$404,998

3 Bedroom, 2.50 Bathroom, 1,250 sqft
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

This is StreetSide Developments the "Jade" model. This innovative home design with the ground level featuring a double oversized attached garage that leads to the front entrance/foyer. It features a large kitchen with a center island. The cabinets are modern and there is a full back splash & quartz counter tops throughout. It is open to the living room and the living room features lots of windows that makes it super bright. . The deck has a vinyl surface & glass with aluminum railing that is off the living room. This home features 3 bedrooms with with 2.5 baths. The flooring is luxury vinyl plank & carpet. Maintenance fees are \$75/month. It is professionally landscaped. Visitor parking on site.***Home is under construction and the photos of a recently built home colors may vary, this home will be complete in April of 2025 ***

Built in 2024

Essential Information

MLS® #	E4420582
Price	\$404,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,250



Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44 525 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7V3

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 6th, 2025
Days on Market	34

Zoning	Zone 58
Condo Fee	\$75

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Listing information last updated on March 12th, 2025 at 1:32am MDT