# \$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 & guartz 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
Туре	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	36

Zoning Zone 58

Condo Fee \$75

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Listing information last updated on March 14th, 2025 at 8:32am MDT