

## \$315,000 - 41 850 Secord Boulevard, Edmonton

MLS® #E4432818

**\$315,000**

2 Bedroom, 1.50 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Incredible Value in West Secord! Welcome to this stylish and well-maintained townhouse located in one of West Edmonton's most desirable communities. Offering 970 sq ft of thoughtfully designed living space, this home is ideal for first-time buyers, young couples, or small families. Enjoy the convenience of a single attached garage and a bright, open main floor featuring upgraded luxury vinyl plank flooring throughout the great room and kitchen. Upstairs, you'll find two spacious bedrooms and a full bathroom – the perfect setup for a cozy starter home. This beautiful unit is move-in ready – all that's missing is you!

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432818          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 970               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 3 Storey  |
| Status   | Active    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 41 850 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7R9                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 58          |
| Condo Fee      | \$90             |

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