

\$149,009 - 305 864 Secord Boulevard, Edmonton

MLS® #E4439444

\$149,009

0 Bedroom, 1.00 Bathroom, 431 sqft
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Step into modern living with this top floor studio apartment, a perfect gem for first-time buyers or savvy investors. Sleek design selections include vinyl plank flooring throughout, with two-tone cabinets and gleaming quartz countertops and stainless steel appliances. Complete with West facing balcony, and In-suite Washer and Dryer. With LOW CONDO FEES (\$137/mo) that include water, the financial appeal of this property is undeniable. It's positioned in a vibrant area, surrounded by amenities including grocery stores, restaurants, and more. Commutes are a breeze thanks to the nearby public transport and easy access to Anthony Henday and Whitemud Dr. Whether you're seeking a cozy haven or a lucrative investment opportunity, this condo offers a blend of comfort, convenience, and style. Don't miss out on the chance to make this your new urban retreat or a valuable addition to your investment portfolio.

Built in 2022

Essential Information

| | |
|------------|-----------|
| MLS® # | E4439444 |
| Price | \$149,009 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 431 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Studio Suite |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 305 864 Secord Boulevard |
| Area | Edmonton |
| Subdivision | Secord |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7R9 |

Amenities

| | |
|-----------|--|
| Amenities | Intercom, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 3 |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 30th, 2025 |
|-------------|----------------|

| | |
|----------------|---------|
| Days on Market | 17 |
| Zoning | Zone 58 |
| Condo Fee | \$137 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:32pm MDT