

## \$439,900 - 550 Secord Boulevard, Edmonton

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MLS® #E4441065

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Skip condo fees and zero-lot-line living! This neighborhood has everything you need within walking distance: schools, transportation, shopping and playgrounds, plus easy access to YEG, St. Albert, Spruce, and Stony. This 1432 sq ft two-story home hits it all with 3 beds + 3.5 baths. The open-concept main floor boasts a dedicated dining area, spacious kitchen with SS appliances and a yard-view window, back door ½ bath water closet, granite-topped coffee bar/workstation, and granite-topped shoe benches at both doors! The tastefully designed lower level (estimated 80% complete) adds 655 sq ft of living space, featuring a 3-piece bath with granite trim rain shower, office/gym, and family room with fireplace. The oversized/ insulated garage has a double car parking pad and overhead door with extra clearance for toys PLUS built-in storage shelves. And yes, the stairs to the garage... that's bubble ice granite.



Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441065  |
| Price      | \$439,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,432         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 550 Secord Boulevard |
| Area        | Edmonton             |
| Subdivision | Secord               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7B8              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Smart/Program. Thermostat, Vinyl Windows      |
| Parking   | Double Garage Detached, Insulated, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                Concrete Perimeter

**School Information**

Elementary                David Thomas King School

**Additional Information**

Date Listed                June 6th, 2025

Days on Market        10

Zoning                    Zone 58

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Listing information last updated on June 16th, 2025 at 3:17pm MDT