

## **\$365,000 - 56 320 Secord Boulevard, Edmonton**

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MLS® #E4442843

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

This stunning newer townhome offers modern living in one of Edmonton's most sought-after family neighborhoods. This tastefully decorated unit boasts three spacious bedrooms, including a master suite with a generous walk-in closet and a private ensuite bathroom. You'll also find two additional well-sized bedrooms upstairs. The main floor features a versatile den, perfect for a home office or play area, and a convenient pantry for extra storage. Enjoy the ease of a single-car attached garage and additional parking right out front. Located in the highly desirable, family-friendly Secord community, this townhome is close to parks, schools, and all amenities.

Built in 2022

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4442843  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,442     |
| Acres          | 0.00      |
| Year Built     | 2022      |



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

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 320 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7E8                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Electric, Parking-Visitor, Patio |
| Parking Spaces | 2   |
| Parking        | Front Drive Access, Single Garage Attached                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                    |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 58         |
| Condo Fee      | \$247           |

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Listing information last updated on July 3rd, 2025 at 10:03am MDT