

## \$307,500 - 41 850 Secord Boulevard, Edmonton

MLS® #E4432818

**\$307,500**

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	\$307,500
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	88
Zoning	Zone 58
Condo Fee	\$90

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