

# \$154,900 - 305 864 Secord Boulevard, Edmonton

MLS® #E4426297

**\$154,900**

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 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® #	E4426297
Price	\$154,900
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	March 18th, 2025
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Days on Market	16
Zoning	Zone 58
Condo Fee	\$137

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Listing information last updated on April 3rd, 2025 at 2:32am MDT