

# \$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   |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT