

# \$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	18
Zoning	Zone 58
Condo Fee	\$137

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 10:02pm MDT