

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$314,998 - 32 525 Secord Boulevard, Edmonton

MLS® #E4440014

**\$314,998**

2 Bedroom, 2.50 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to Secord Heights. This brand new townhouse unit the "Brooke" Built by StreetSide Developments and is located in one of Edmonton's newest premier west end communities of Secord. With almost 930 square Feet, it comes with front yard landscaping and a single over sized parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl Plank flooring throughout the great room and the kitchen. The main entrance/ main floor has a good sized entry way. Highlighted in your new kitchen are upgraded cabinets, quartz counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This town home also comes with a unspoiled basement perfect for future development.

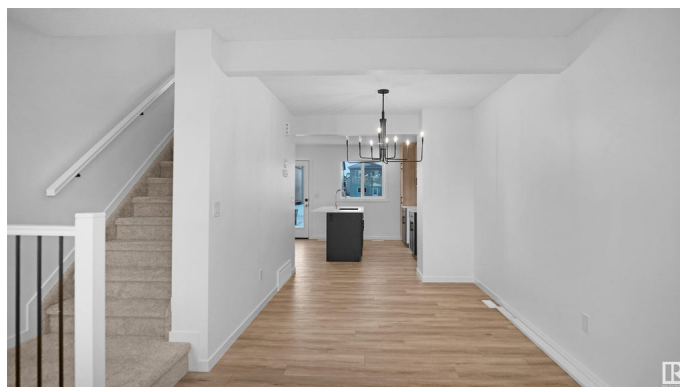
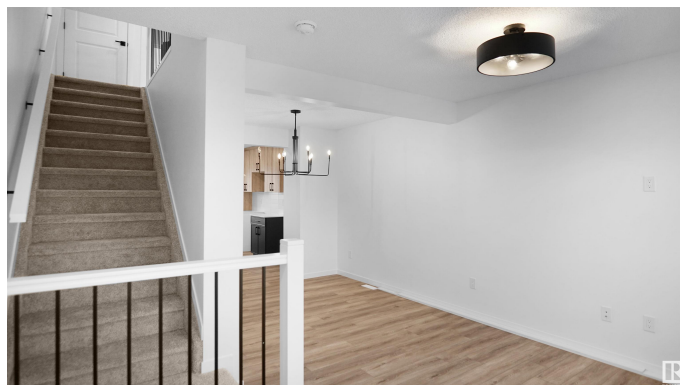
\*\*\*Home is under construction and the photos are of the show home colors and finishing's may vary , this home is slated to be completed by this week and actual photos will ve updated

\*\*\*

Built in 2025

### Essential Information

MLS® #	E4440014
Price	\$314,998
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	922
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	32 525 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A4

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	70
Zoning	Zone 58
Condo Fee	\$56

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 August 11th, 2025 at 4:47am MDT