

## **\$365,000 - 56 320 Secord Boulevard, Edmonton**

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MLS® #E4442843

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

This stunning newer townhome offers modern living in one of Edmonton's most sought-after family neighborhoods. This tastefully decorated unit boasts three spacious bedrooms, including a master suite with a generous walk-in closet and a private ensuite bathroom. You'll also find two additional well-sized bedrooms upstairs. The main floor features a versatile den, perfect for a home office or play area, and a convenient pantry for extra storage. Enjoy the ease of a single-car attached garage and additional parking right out front. Located in the highly desirable, family-friendly Secord community, this townhome is close to parks, schools, and all amenities.

Built in 2022

### **Essential Information**

MLS® #	E4442843
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2022



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	56 320 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E8

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Electric, Parking-Visitor, Patio
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	55
Zoning	Zone 58
Condo Fee	\$247

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