# **\$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.



#### **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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