

# **\$435,000 - 30 1025 Secord Promenade Promenade, Edmonton**

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MLS® #E4443431

**\$435,000**

4 Bedroom, 2.50 Bathroom, 1,534 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Be the first to live in this BRAND NEW, NEVER-LIVED-IN, END UNIT home offering a modern layout and WATER VIEWS FROM EVERY FLOOR. Landscaping and fence included! Backing directly onto a tranquil POND, this thoughtfully designed home blends function, style, and serenity. On the ground level, a DOUBLE OVERSIZED ATTACHED GARAGE leads to a MAIN FLOOR BEDROOM—perfect for guests, a HOME OFFICE, or business space. Upstairs, enjoy an OPEN-CONCEPT KITCHEN with a CENTER ISLAND, QUARTZ COUNTERTOPS, FULL BACKSPLASH, and UPGRADED MODERN CABINETS. The bright living area features LARGE WINDOWS and direct access to a GLASS RAILING DECK overlooking the water. The upper level offers 3 MORE BEDROOMS, including a spacious PRIMARY SUITE WITH A POND VIEW, walk-in closet, and full ensuite. With LUXURY VINYL PLANK & CARPET FLOORING, upgraded lighting, and thoughtful finishes throughout, this home is ready to impress.

Built in 2024

## **Essential Information**

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Price	\$435,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,534
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	30 1025 Secord Promenade Promenade
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A4

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Stream/Pond, View Lake

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	David Thomas King School
Middle	St. Josephine Bakhita Cath
High	Jasper Place High School

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	16
Zoning	Zone 58
Condo Fee	\$46

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