

## \$369,900 - 4 320 Secord Boulevard, Edmonton

MLS® #E4422422

**\$369,900**

2 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Modern & Stylish 3-Storey Townhouse in the sought after community of Secord – Prime West End Location! Perfectly situated just minutes from West Edmonton Mall, Anthony Henday, and Yellowhead Trail, this home offers convenience and modern living at its finest. Step inside to an open-concept main level featuring a spacious kitchen, living, and dining area, ideal for entertaining. On the top level, you'll find two primary bedrooms, each with its own ensuite & ample closet space, providing ultimate privacy and comfort. Laundry is conveniently located on the top floor for added ease. Complete with a single attached garage, basement area with storage, and walking distance to shopping and amenities, this 1272 sqft home is a fantastic opportunity for first-time buyers, young professionals, or investors. All this home needs is YOU!

Built in 2015

### Essential Information

MLS® #	E4422422
Price	\$369,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,206
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4 320 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E8

### Amenities

Amenities	Closet Organizers, Deck, No Smoking Home, Parking-Visitor, Walk-up Basement
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	February 21st, 2025
Days on Market	64
Zoning	Zone 58
Condo Fee	\$244

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Listing information last updated on April 26th, 2025 at 11:17am MDT