

# \$564,900 - 1295 Secord Landing Landing, Edmonton

MLS® #E4440586

## \$564,900

3 Bedroom, 2.50 Bathroom, 1,949 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

EVERYTHING you have been looking for with a tasteful decor and super functional design. Offering 3 spacious bedrooms, 2.5 bathrooms and boasting an incredible chef's kitchen with white cabinets, quartz counter tops, high end stainless appliances, NEW FRIDGE, eating bar and beverage fridge, large dining nook with patio door access to the attached back deck & fenced and landscaped yard, cozy living room with huge windows & gas fireplace, 2nd floor laundry room, bonus room, a dreamy primary suite with reading nook, ensuite with 5ft shower and a superb location in one of west Edmonton's favorite communities. Walk to brand new school, rec center, park space and a pond with walking trail across the street! AC & double attached garage.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440586  |
| Price          | \$564,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,949     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1295 Secord Landing Landing |
| Area        | Edmonton                    |
| Subdivision | Secord                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5T 4W7                     |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Mantel                                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                            |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        9  
Zoning                    Zone 58

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