

## \$315,000 - 37 850 Secord Boulevard, Edmonton

MLS® #E4448465

**\$315,000**

2 Bedroom, 1.50 Bathroom, 885 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Perfect Investment property! Currently rented with tenant lease till June 2026. Would also make an excellent future primary residence. Add this trendy West Secord end unit town house to your list! Offering almost 900 sq ft of thoughtfully designed living space located over top of a single garage. This home features a well appointed kitchen and living room and 2 bedrooms with top floor laundry ample storage and even a second floor balcony/patio off the kitchen. Perfect for first-time buyers, couples or singles or small family. Vinyl plank flooring throughout the great room and kitchen with carpet in bedrooms and on stairs. located a few minutes away from upcoming Lewis Farms Rec Center

Built in 2022

### Essential Information

MLS® #	E4448465
Price	\$315,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	885
Acres	0.00
Year Built	2022



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

### Community Information

Address	37 850 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R9

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	July 16th, 2025
Days on Market	57
Zoning	Zone 58
Condo Fee	\$90

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Listing information last updated on September 11th, 2025 at 3:33pm MDT