

## \$349,999 - 58 320 Secord Boulevard, Edmonton

MLS® #E4456018

**\$349,999**

3 Bedroom, 2.50 Bathroom, 1,468 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this impressive 1467.89 sqft unit with Walk-Out Townhouse, This is a great opportunity for investors and first time home buyer. This condo nestled in a favourite community of Secord which is near to lots of amenities and easy access to Anthony Henday and Yellowhead trail. 3 bedrooms and 2.5 baths, open concept layout in the main floor, perfect for both relaxing in or entertaining guests with ease. This home is 2 years old, featuring modern finishes and high-end fixtures throughout. quartz countertops for the kitchen and bathrooms, stainless steel appliances, huge storage space. The primary room has Ensuite and walk in closet, and 2 additional bedrooms. walkout basement patio. lots natural light floods through lots of large windows.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456018  |
| Price          | \$349,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,468     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2023              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 58 320 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7E8                 |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                                                       |
| 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, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | None, No Basement                                                                                                                                  |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 58             |
| Condo Fee      | \$227               |

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Listing information last updated on September 14th, 2025 at 5:02pm MDT