

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$324,998 - 32 525 Secord Boulevard, Edmonton

MLS® #E4440014

**\$324,998**

2 Bedroom, 2.50 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to Secord Heights. This brand new townhouse unit the "Brooke" Built by StreetSide Developments and is located in one of Edmonton's newest premier west end communities of Secord. With almost 930 square Feet, it comes with front yard landscaping and a single over sized parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl Plank flooring throughout the great room and the kitchen. The main entrance/ main floor has a good sized entry way. Highlighted in your new kitchen are upgraded cabinets, quartz counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This town home also comes with a unspoiled basement perfect for future development.

\*\*\*Home is under construction and the photos are of the show home colors and finishing's may vary , this home is slated to be completed by this week and actual photos will ve updated

\*\*\*

Built in 2025

### Essential Information

MLS® # E4440014

Price \$324,998

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 922               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 32 525 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 4A4                 |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 58        |
| Condo Fee      | \$56           |

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Listing information last updated on June 16th, 2025 at 4:17pm MDT