

## \$404,998 - 45 525 Secord Boulevard, Edmonton

MLS® #E4447410

### \$404,998

3 Bedroom, 2.50 Bathroom, 1,250 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

This is StreetSide Developments the "Jade" model. This innovative home design with the ground level featuring a double oversized attached garage that leads to the front entrance/foyer. It features a large kitchen with a center island. The cabinets are modern and there is a full back splash & quartz counter tops throughout. It is open to the living room and the living room features lots of windows that makes it super bright. . The deck has a vinyl surface & glass with aluminum railing that is off the living room. This home features 3 bedrooms with with 2.5 baths. The flooring is luxury vinyl plank & carpet. Maintenance fees are \$75/month. It is professionally landscaped. Visitor parking on site.\*\*\*Home is under construction and the photos of a recently built home colors may vary, this home will be complete by August 20 2025 \*\*\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447410  |
| Price          | \$404,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,250     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2025              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 45 525 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7V3                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### 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    | July 11th, 2025 |
| Days on Market | 21              |

|           |         |
|-----------|---------|
| Zoning    | Zone 58 |
| Condo Fee | \$75    |

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Listing information last updated on August 1st, 2025 at 8:03pm MDT