

## \$369,900 - 4 320 Secord Boulevard, Edmonton

MLS® #E4422422

**\$369,900**

2 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Modern & Stylish 3-Storey Townhouse in the sought after community of Secord â€” Prime West End Location! Perfectly situated just minutes from West Edmonton Mall, Anthony Henday, and Yellowhead Trail, this home offers convenience and modern living at its finest. Step inside to an open-concept main level featuring a spacious kitchen, living, and dining area, ideal for entertaining. On the top level, you'll find two primary bedrooms, each with its own ensuite & ample closet space, providing ultimate privacy and comfort. Laundry is conveniently located on the top floor for added ease. Complete with a single attached garage, basement area with storage, and walking distance to shopping and amenities, this 1272 sqft home is a fantastic opportunity for first-time buyers, young professionals, or investors. All this home needs is YOU!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422422  |
| Price      | \$369,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4 320 Secord Boulevard |
| Area        | Edmonton               |
| Subdivision | Secord                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 7E8                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Deck, No Smoking Home, Parking-Visitor, Walk-up Basement |
| 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 |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 130                 |
| Zoning         | Zone 58             |
| Condo Fee      | \$244               |

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Listing information last updated on June 30th, 2025 at 10:32pm MDT