

## \$355,000 - 52 320 Secord Boulevard, Edmonton

MLS® #E4461977

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,468 sqft

Condo / Townhouse on 0.00 Acres

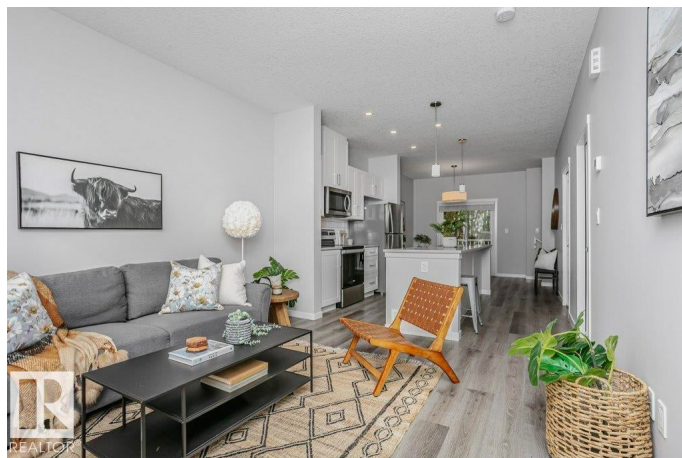
Secord, Edmonton, AB

Modern Style Meets Everyday Comfort in Secord! Built in 2023, this move-in ready 3 bedroom, 2.5 bath townhouse offers over 1,400 sq ft of bright, open living space with designer finishes throughout. The stylish kitchen features quartz countertops, stainless steel appliances, and a spacious island that connects seamlessly to the dining area and balcony overlooking a beautiful treed backdrop—perfect for relaxing or entertaining. Upstairs you’ll find three bedrooms including a primary suite with large closet and ensuite. Enjoy the convenience of an attached single garage with extra driveway parking and low maintenance living. Located in a growing community close to parks, schools, amenities, Highway 16A, Anthony Henday and Costco. Experience contemporary West Edmonton living at its best!

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461977  |
| Price          | \$355,000 |
| 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     | 52 320 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7E8                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke             |
| Parking Spaces | 2                                                |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, See Remarks                                                                    |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 58            |
| Condo Fee      | \$227              |

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Listing information last updated on October 21st, 2025 at 12:17pm MDT