

## \$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 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	1

Zoning	Zone 58
Condo Fee	\$75

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Listing information last updated on July 12th, 2025 at 1:17pm MDT