# \$315,000 - 37 850 Secord Boulevard, Edmonton

MLS® #E4448465

### \$315,000

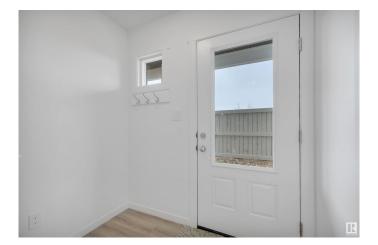
2 Bedroom, 1.50 Bathroom, 885 sqft Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Perfect Investment property! Currently rented with tenant lease till June 2026. Would also make an excellent future primary residence. Add this trendy West Secord end unit town house to your list! Offering almost 900 sq ft of thoughtfully designed living space located over top of a single garage. This home features a well appointed kitchen and living room and 2 bedrooms with top floor laundry ample storage and even a second floor balcony/patio off the kitchen. Perfect for first-time buyers, couples or singles or small family. Vinyl plank flooring throughout the great room and kitchen with carpet in bedrooms and on stairs. located a few minutes away from upcoming Lewis Farms Rec Center







### Built in 2022

#### **Essential Information**

MLS® # E4448465 Price \$315,000

Bedrooms 2 Bathrooms 1.50

Full Baths 1
Half Baths 1

Square Footage 885

Acres 0.00 Year Built 2022 Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 37 850 Secord Boulevard

Area Edmonton

Subdivision Secord

City Edmonton

County ALBERTA

Province AB

Postal Code T5T 7R9

### **Amenities**

Amenities Detectors Smoke, Parking-Visitor, See Remarks

Parking Double Garage Attached

### Interior

Appliances Dryer, Garage Opener, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed July 16th, 2025

Days on Market 55

Zoning Zone 58

Condo Fee \$90

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Listing information last updated on September 9th, 2025 at 2:47pm MDT