# \$415,000 - 52 1025 Secord Promenade, Edmonton

MLS® #E4445317

## \$415,000

3 Bedroom, 2.50 Bathroom, 1,249 sqft Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". First-time home buyers or investors looking for an executive rental! Completed in fall 2024, the home is a bare land condo, all you pay for is common area maintenance. A built-in two car garage on the main floor has access to the backyard. Kitchen, living space and half bath is on the second floor and three bedroom with two full baths and laundry on top floor. Near St. Josephine Bakhita Catholic K-9 school, David Thomas King Public and Richard Secord Elementary. Lots of shopping nearby, including No Frills, Save On Foods and Costco. Commuting is a breeze with 215 St and Whitemud Drive nearby. The home includes a balcony for grilling and private backyard oasis to allow the kids to play safe. As a bonus, all pets are allowed. All major appliances including range, fridge, built-in microwave, dishwasher, washer, dryer, and premium window coverings and blackout roller shades.





Built in 2024

#### **Essential Information**

MLS® # E4445317

Price \$415,000

Bedrooms 3

Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,249 Acres 0.00 Year Built 2024

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

## **Community Information**

Address 52 1025 Secord Promenade

Area Edmonton
Subdivision Secord
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7V4

## **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor,

Smart/Program. Thermostat

Parking Spaces 2

Parking Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features ensuite bathroom

Appliances Air Cleaner-Electronic, Dishwasher - Energy Star, Dishwasher-Built-In,

Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Washer - Energy Star, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Asphalt

Exterior Features Fenced, Landscaped, No

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Asphalt

Foundation Slab

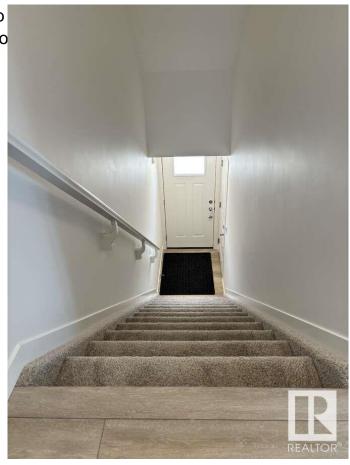
# **Additional Information**

Date Listed July 2nd, 2025

Days on Market 3

Zoning Zone 58

Condo Fee \$46



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Listing information last updated on July 5th, 2025 at 5:47pm MDT