

## \$346,500 - 90 320 Secord Boulevard, Edmonton

MLS® #E4430333

**\$346,500**

3 Bedroom, 2.50 Bathroom, 1,631 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Modern. Stylish. Functional. Welcome to this one-of-a-kind 3-storey corner unit townhome in the vibrant community of Secord, mins from schools, shopping, restaurants, transit, and the future REC center. Step inside to discover a WALK-OUT lower level featuring a flexible space perfect as a bedroom or home office , complete with access to your own private patio. Upstairs, you'll love the open-concept main floor, designed for entertaining with a spacious living , a bright dining area, and a chef-inspired kitchen with a huge pantry, island, & loads of cabinetry. Sunlight pours in through of extra windows, & you can soak it all up from your oversized deck/balconyâ€”ideal for morning coffee or evening BBQs. The top floor features a massive primary suite with double closets and a full ensuite, plus a generously sized second bedroom and another full bath. Features include: Newly painted, new flooring, 9 foot ceiling, upstairs laundry, attached single garage, extended driveway for extra parking, and LOW condo fees

Built in 2019

### Essential Information

MLS® # E4430333

Price \$346,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	90 320 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E8

### Amenities

Amenities	Deck, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	20
Zoning	Zone 58
Condo Fee	\$247

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:17pm MDT