

## \$439,900 - 550 Secord Boulevard, Edmonton

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MLS® #E4441065

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Skip condo fees and zero-lot-line living! This neighborhood has everything you need within walking distance: schools, transportation, shopping and playgrounds, plus easy access to YEG, St. Albert, Spruce, and Stony. This 1432 sq ft two-story home hits it all with 3 beds + 3.5 baths. The open-concept main floor boasts a dedicated dining area, spacious kitchen with SS appliances and a yard-view window, back door ½ bath water closet, granite-topped coffee bar/workstation, and granite-topped shoe benches at both doors! The tastefully designed lower level (estimated 80% complete) adds 655 sq ft of living space, featuring a 3-piece bath with granite trim rain shower, office/gym, and family room with fireplace. The oversized/ insulated garage has a double car parking pad and overhead door with extra clearance for toys PLUS built-in storage shelves. And yes, the stairs to the garage... that's bubble ice granite.



Built in 2015

### Essential Information

MLS® #	E4441065
Price	\$439,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	550 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7B8

### **Amenities**

Amenities	Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Detached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                David Thomas King School

**Additional Information**

Date Listed                June 6th, 2025

Days on Market        10

Zoning                    Zone 58

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