

## \$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 | 35              |
| Zoning         | Zone 58         |
| Condo Fee      | \$90            |

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Listing information last updated on August 20th, 2025 at 2:17am MDT