

## \$374,998 - 72 525 Secord Boulevard, Edmonton

MLS® #E4427045

**\$374,998**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this brand new townhouse unit the "Bentley" Built by StreetSide Developments and is located in one of Edmonton's newest premier west communities of Secord Heights. With almost 1210 square Feet, front and back yard is landscaped, this opportunity is perfect for a young family or young couple. Your main floor is complete with Luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. \*\*\* This unit is under construction and slated to be complete by October of this year, photos used are from the exact model recently built but colors and finishings may vary\*\*\*

Built in 2025

### Essential Information

MLS® #	E4427045
Price	\$374,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,206



Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	72 525 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A4

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 21st, 2025
-------------	------------------

Days on Market	46
Zoning	Zone 58
Condo Fee	\$75

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 6th, 2025 at 7:47pm MDT