

## \$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	1
Zoning	Zone 58
Condo Fee	\$46



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 July 3rd, 2025 at 11:48am MDT