

## **\$439,900 - 526 Secord Boulevard, Edmonton**

MLS® #E4439197

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to Secord and this beautiful half-duplex with over 1,440 sq/ft above grade and recently finished basement! The main floor is open concept and features luxury vinyl plank through out. Living room has an electric fireplace with Tile surround. The kitchen includes quartz counters and stainless appliances. The main floor also has ample storage with a pantry and large broom closet. Upstairs you will find the the large primary bedroom with walk-in closet and 3-piece ensuite. Another 2 bedrooms upstairs, 4-piece main bathroom and new washer/dryer set. The basement development was recently completed and features a beautiful bathroom with custom shower. The basement rec room has a wet bar and plenty of custom shelving. To top it all off this home has an upgraded deck, central A/C, and a detached double garage! The location is excellent with close proximately to schools, shopping, amenities and an incoming new Rec Centre nearby!

Built in 2016

### **Essential Information**

MLS® #	E4439197
Price	\$439,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	526 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7B8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	5
Zoning	Zone 58

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Listing information last updated on June 3rd, 2025 at 4:17am MDT