

# \$394,900 - 351 Secord Boulevard, Edmonton

MLS® #E4453453

**\$394,900**

3 Bedroom, 1.50 Bathroom, 1,231 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

This charming half duplex is an excellent choice whether you’re buying your first home or looking to downsize. Conveniently located near schools, shopping, grocery stores, and with quick access to both the Anthony Henday and Whitemud Drive, it offers comfort and practicality in a prime location. Inside, the main floor features a welcoming mix of hardwood, tile, and carpet, with a bright and functional layout perfect for daily living and entertaining. Upstairs you’ll find three bedrooms, including a spacious primary with its own walk-in closet, giving you a private retreat at the end of the day. All appliances are included, making this home move-in ready. Don’t miss out on this opportunity to enjoy comfort, convenience, and value in one great package.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453453  |
| Price          | \$394,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,231     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2011          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 351 Secord Boulevard |
| Area        | Edmonton             |
| Subdivision | Secord               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 3Y6              |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Exterior Walls- 2"x6", Smart/Program. Thermostat |
| Parking   | Parking Pad Cement/Paved                         |

### **Interior**

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Unfinished                                                                                               |

### **Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 58           |

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Listing information last updated on September 20th, 2025 at 9:31pm MDT