

## \$325,000 - 74 320 Secord Boulevard, Edmonton

MLS® #E4457283

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Secord Chalet is a hidden gem in West Edmonton! This charming townhouse complex is built around a beautiful courtyard and backs onto a greenbelt. Stroll for a morning coffee at Timâ€™s, then head to the off-leash parkâ€™pets are welcome with no restrictions. Say goodbye to lawn care and snow shoveling, all covered by the ultra-low condo fees. Families will love being steps from Winterburn Elementary and close to Michael Phair Junior High, shopping, and the Henday. Inside, this former showhome features two king-sized primary bedrooms, two full baths, and upstairs laundry. The kitchen boasts stainless Whirlpool appliances, soft-close drawers, a chalkboard wall, and a spacious balcony overlooking the courtyard. The entry-level flex room opens to a covered patio, perfect for a home office. Plus, enjoy a single garage, front parking stall, and plenty of visitor parking.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457283  |
| Price      | \$325,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,438             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 74 320 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 7E8                 |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                               |
| Parking        | Single Garage Attached                          |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Partial, Partially Finished                                                                                                  |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Winterburn Elementary     |
| Middle     | Michael Phair Junior High |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 58              |
| Condo Fee      | \$227                |

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Listing information last updated on September 14th, 2025 at 11:17am MDT