

## \$174,800 - 306 860 Secord Boulevard, Edmonton

MLS® #E4440115

**\$174,800**

1 Bedroom, 1.00 Bathroom, 508 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

TOP FLOOR... MODERN FINISHING... LOW CONDO FEES!!! This beautifully finished 1 bedroom unit offers plenty of cabinetry, stainless steel appliances, quartz counter tops, vinyl plank flooring, in-suite laundry, 4 piece bathroom and south facing balcony for plenty of natural light. Moveable island in the kitchen for added storage!!! Located in Secord close to all amenities and easy access to the Anthony Henday, Hwy 16A and Hwy 16. Public transportation near by. Condo fees only \$170/month make for affordable living. Perfect for first time buyers, downsizers or investors!!! Small pets allowed with board approval.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440115               |
| Price          | \$174,800              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 508                    |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306 860 Secord Boulevard |
| Area        | Edmonton                 |
| Subdivision | Secord                   |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 7R9                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 58        |
| HOA Fees Freq. | Other          |
| Condo Fee      | \$170          |

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Listing information last updated on June 16th, 2025 at 4:17pm MDT