

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

MLS® #E4439197

**\$439,900**

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

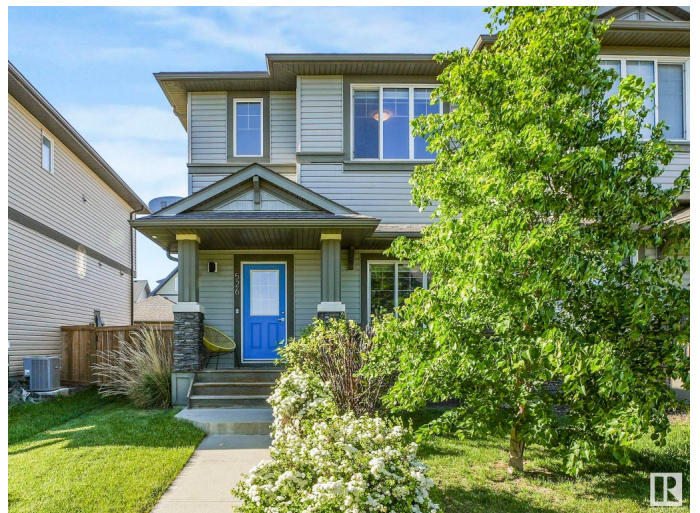
Secord, Edmonton, AB

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 | 19             |
| Zoning         | Zone 58        |

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Listing information last updated on June 17th, 2025 at 4:02pm MDT