

# \$374,998 - 72 525 Secord Boulevard, Edmonton

MLS® #E4427045

**\$374,998**

3 Bedroom, 2.50 Bathroom, 1,206 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Welcome to this brand new townhouse unit the **œBentley** Built by StreetSide Developments and is located in one of Edmonton's newest premier west communities of Secord Heights. With almost 1210 square Feet, front and back yard is landscaped, this opportunity is perfect for a young family or young couple. Your main floor is complete with Luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. \*\*\* This unit is under construction and slated to be complete by October of this year, photos used are from the exact model recently built but colors and finishings may vary\*\*\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427045  |
| Price          | \$374,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,206     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2025              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 72 525 Secord Boulevard |
| Area        | Edmonton                |
| Subdivision | Secord                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 4A4                 |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 15      |
| Zoning         | Zone 58 |
| Condo Fee      | \$75    |

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Listing information last updated on April 5th, 2025 at 12:47pm MDT