

## \$415,000 - 52 1025 Secord Promenade, Edmonton

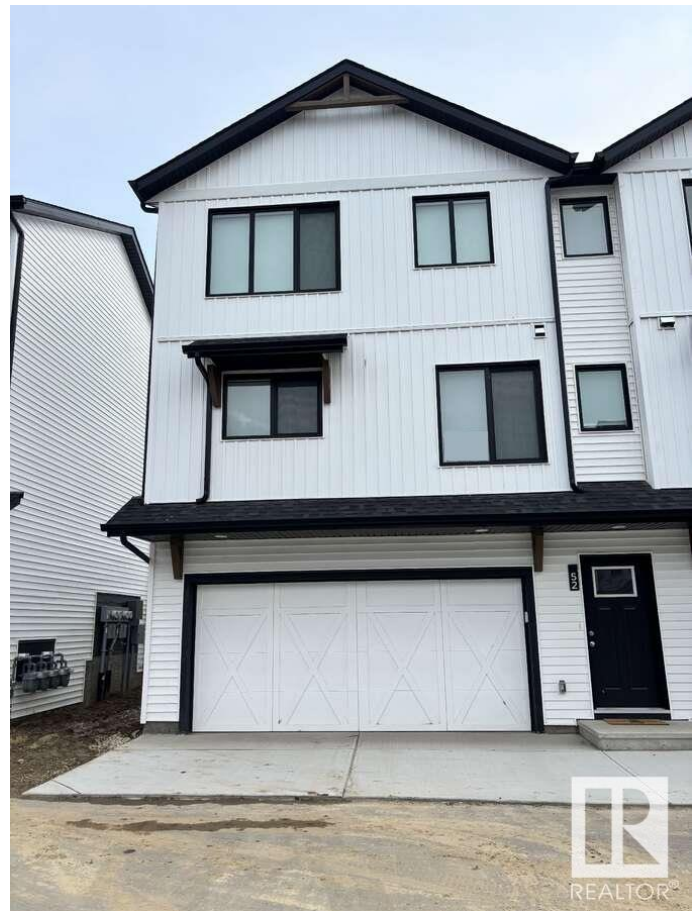
MLS® #E4445317

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". First-time home buyers or investors looking for an executive rental! Completed in fall 2024, the home is a bare land condo, all you pay for is common area maintenance. A built-in two car garage on the main floor has access to the backyard. Kitchen, living space and half bath is on the second floor and three bedroom with two full baths and laundry on top floor. Near St. Josephine Bakhita Catholic K-9 school, David Thomas King Public and Richard Secord Elementary. Lots of shopping nearby, including No Frills, Save On Foods and Costco. Commuting is a breeze with 215 St and Whitemud Drive nearby. The home includes a balcony for grilling and private backyard oasis to allow the kids to play safe. As a bonus, all pets are allowed. All major appliances including range, fridge, built-in microwave, dishwasher, washer, dryer, and premium window coverings and blackout roller shades.



Built in 2024

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4445317  |
| Price    | \$415,000 |
| Bedrooms | 3         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,249             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 52 1025 Secord Promenade |
| Area        | Edmonton                 |
| Subdivision | Secord                   |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 7V4                  |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                  |

### Interior

|                   |                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                            |
| Appliances        | Air Cleaner-Electronic, Dishwasher - Energy Star, Dishwasher-Built-In, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                                                                                                                                           |

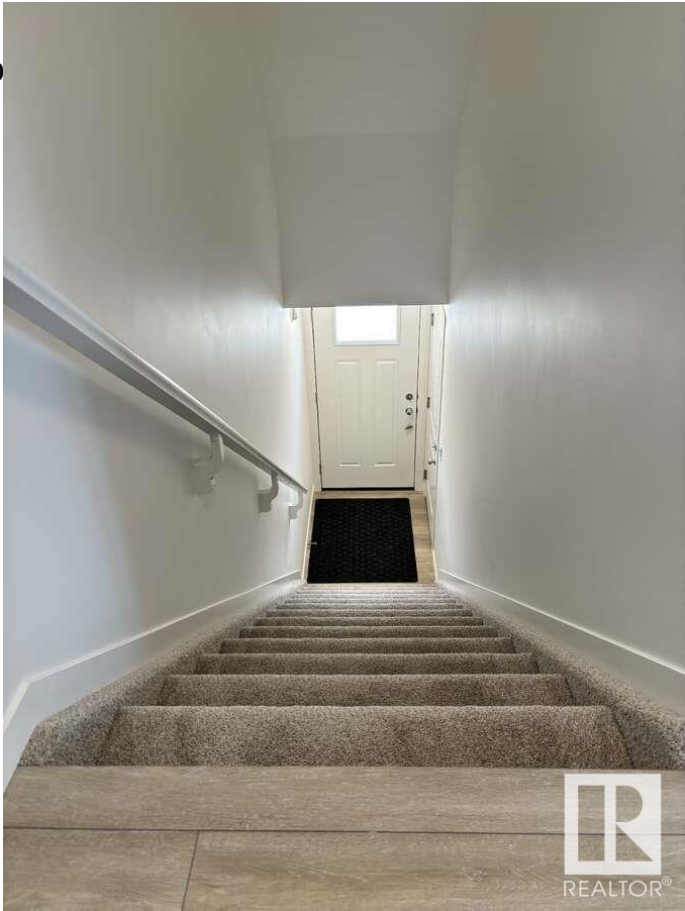
### Exterior

|          |               |
|----------|---------------|
| Exterior | Wood, Asphalt |
|----------|---------------|

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Transportation, Schools, Sho |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Asphalt                                       |
| Foundation        | Slab                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 58        |
| Condo Fee      | \$46           |



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Listing information last updated on August 7th, 2025 at 3:32am MDT