

# \$388,800 - 418 Secord Boulevard, Edmonton

MLS® #E4424388

**\$388,800**

3 Bedroom, 2.50 Bathroom, 1,295 sqft  
Single Family on 0.00 Acres

Secord, Edmonton, AB

**MOVE-IN READY with NO CONDO FEES!**

This must-see duplex offers three bedrooms and 2.5 bathrooms in a bright, open-concept layout, perfect for families. The well-appointed kitchen features stainless steel appliances and flows seamlessly into the dining and living areas, all enhanced by rich hardwood floors, creating a warm and inviting space for gatherings. Stay cool all summer with central air conditioning, and enjoy outdoor living on the oversized deck, overlooking a good-sized backyard with mature trails nearby. There is also a double parking pad for a future garage. Plus, the partially finished basement offers extra space and endless potential. Located in the highly sought-after Secord community, this home is close to schools and shopping, making it a rare find in a prime West End neighbourhood.

Built in 2012

## Essential Information

MLS® #	E4424388
Price	\$388,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,295



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	418 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4N7

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	David Thomas King School
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Middle David Thomas King School  
High Jasper Place School

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 6  
Zoning Zone 58

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Listing information last updated on March 12th, 2025 at 2:17pm MDT