

## \$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
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### 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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