

\$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 8
Zoning Zone 58

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