

## **\$529,999 - 703 Secord Boulevard, Edmonton**

---

MLS® #E4427814

**\$529,999**

4 Bedroom, 3.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this LOVELY 2-storey home nestled in the highly sought-after Secord community! From the moment you step inside, you'll be captivated by the OPEN FLOOR PLAN & ABUNDANCE of NATURAL LIGHT. The SPACIOUS living area features a COZY FIREPLACE, creating a warm & inviting ambiance & seamlessly flows into the kitchen & dining spaces. The kitchen is a SHOWSTOPPER with its SLEEK WHITE CABINETRY, GLEAMING STAINLESS STEEL APPLIANCES, MODERN FIXTURES, STYLISH BACKSPLASH, & a CENTRAL ISLAND offering extra seating & storage. Upstairs you'll find the IMPRESSIVE PRIMARY BDRM complete w/a WALK-IN CLOSET & LUXURIOUS 4PC ENSUITE. TWO additional bedrooms and a 4PC BATH complete the upper level. The FULLY FINISHED BASEMENT is visible from the main floor & offers even more living space, featuring a 4th BDRM, GENEROUS RECREATION ROOM, a CHARMING OFFICE NOOK, 4PC BATH, LAUNDRY, STORAGE, & a UTILITY ROOM. Step outside to enjoy the fully fenced backyard, complete with a DECK! Don't miss your chance to view this STUNNER!

Built in 2014

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4427814               |
| Price          | \$529,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,416                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 703 Secord Boulevard |
| Area        | Edmonton             |
| Subdivision | Secord               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6Z6              |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, See Remarks |
| Parking   | Double Garage Detached                            |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Back Lane, Corner Lot, See Remarks |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 58          |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 4:02pm MDT