

## \$499,900 - 711 Secord Boulevard, Edmonton

MLS® #E4433862

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Splendid 3 Storey in Secord is sure to Impress You! Front verandah is welcoming as you enter the home. Entry is bright and open to the FIRST floor living space. Brand new counter tops and sink at the kitchen, as well as gas range for the chef + stainless steel appliances & lots of cupboard space. Adjacent dining space with transom windows is modern & trendy. Main floor den provides options for home office or coffee & wine bar. Living room is cozy w/gas fireplace and view of the fully fenced backyard. Convenient 2-piece bathroom & storage closets complete this level of the home. SECOND level of the home offers huge family room w/ lots of natural light. Primary bedroom w/oversized 3-piece ensuite. Massive walk-in closet w/ adjoining laundry room is superb. THIRD level of the home features 2 bedrooms, one of which has a Juliet balcony, plus four-piece bathroom. Basement is unfinished w/ rough-in for bath and ready for your personal touch. Enjoy living in the thriving family neighbourhood of Secord.

Built in 2014

### Essential Information

MLS® # E4433862

Price \$499,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	711 Secord Boulevard
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke
Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Winterburn Elementary
Middle	Michael Phair Junior High
High	St Oscar Romero High

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	8
Zoning	Zone 58

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Listing information last updated on May 9th, 2025 at 4:03pm MDT