

## \$344,998 - 136 1025 Secord Promenade, Edmonton

MLS® #E4424787

**\$344,998**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

This is StreetSide Developments the all new "Iris" model. This innovative home design with the ground level featuring a single oversized attached garage that leads to the front entrance and a main floor den or bedroom. It features a large kitchen. The cabinets are modern and there is a full back splash & quartz counter tops. It is open to the living room and the living room features lots of windows that makes it super bright. The deck has a vinyl surface & glass with aluminum railing that is off the kitchen. This home features 2 Primary bedrooms with 2 full bathrooms. The flooring is luxury vinyl plank & carpet. Maintenance fees are \$60/month. It is professionally landscaped. Visitor parking on site.\*\*\*Home is under construction and the photos are of a previously built unit same layout but the colors and finishing's may vary, to be completed by August 2025 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4424787
Price	\$344,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075



Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	136 1025 Secord Promenade
Area	Edmonton
Subdivision	Secord
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7V4

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 7th, 2025
Days on Market	61

Zoning	Zone 58
Condo Fee	\$60

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 May 6th, 2025 at 10:47pm MDT