

# **\$435,000 - 30 1025 Secord Promenade Promenade, Edmonton**

MLS® #E4443431

**\$435,000**

4 Bedroom, 2.50 Bathroom, 1,534 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Be the first to live in this BRAND NEW, NEVER-LIVED-IN, END UNIT home offering a modern layout and WATER VIEWS FROM EVERY FLOOR. Landscaping and fence included! Backing directly onto a tranquil POND, this thoughtfully designed home blends function, style, and serenity. On the ground level, a DOUBLE OVERSIZED ATTACHED GARAGE leads to a MAIN FLOOR BEDROOM—perfect for guests, a HOME OFFICE, or business space. Upstairs, enjoy an OPEN-CONCEPT KITCHEN with a CENTER ISLAND, QUARTZ COUNTERTOPS, FULL BACKSPLASH, and UPGRADED MODERN CABINETS. The bright living area features LARGE WINDOWS and direct access to a GLASS RAILING DECK overlooking the water. The upper level offers 3 MORE BEDROOMS, including a spacious PRIMARY SUITE WITH A POND VIEW, walk-in closet, and full ensuite. With LUXURY VINYL PLANK & CARPET FLOORING, upgraded lighting, and thoughtful finishes throughout, this home is ready to impress.

Built in 2024

## **Essential Information**

MLS® # E4443431



|                |                   |
|----------------|-------------------|
| Price          | \$435,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,534             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 30 1025 Secord Promenade Promenade |
| Area        | Edmonton                           |
| Subdivision | Secord                             |
| City        | Edmonton                           |
| County      | ALBERTA                            |
| Province    | AB                                 |
| Postal Code | T5T 4A4                            |

### Amenities

|               |   |
|---------------|---|
| Amenities     | On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

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

|                   |   |
|-------------------|---|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | David Thomas King School   |
| Middle     | St. Josephine Bakhita Cath |
| High       | Jasper Place High School   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 58         |
| Condo Fee      | \$46            |

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Listing information last updated on July 17th, 2025 at 1:03pm MDT