

# **\$349,900 - 13 1025 Secord Promenade Promenade, Edmonton**

MLS® #E4461665

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

Secord, Edmonton, AB

Rare find! Take over \$1,875/rent lease until August 2026, or Option to move in. To own this low condo fee, new built townhome in one of Edmonton's newest premier WEST END communities of Secord. With 1098 sqft, this home offers 2 bedrooms + den + 2.5 bathrooms. This home provides an innovative design with a good size Den/Bedroom at the ground level potential for a home business. Main floor is completed with upgraded luxury Vinyl flooring throughout the great room and open concept kitchen equipped with modern cabinets, trendy tiled backsplash, and quartz countertops. The bright and spacious living room contains a big window that brings in lots of natural light to the house. Not to mention this beautiful patio, perfect size for BBQ setup. Upstairs, there are 2 Primary bedrooms, each with its own bathroom. The home is completed with a single attached garage and landscaping. Once again, the low condo fee of just \$60/month, this is an exceptional value, with the low interest rate to generate cash flow.

Built in 2024

## **Essential Information**

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|                |                   |
|----------------|-------------------|
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 13 1025 Secord Promenade Promenade |
| Area        | Edmonton                           |
| Subdivision | Secord                             |
| City        | Edmonton                           |
| County      | ALBERTA                            |
| Province    | AB                                 |
| Postal Code | T5T 7V4                            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Landscaped       |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 22                 |
| Zoning         | Zone 58            |
| Condo Fee      | \$60               |

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Listing information last updated on November 1st, 2025 at 8:47am MDT