

## **\$549,900 - 1096 Secord Promenade, Edmonton**

MLS® #E4464122

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,977 sqft

Single Family on 0.00 Acres

Secord, Edmonton, AB

Welcome to this beautiful 3-bedroom, 2.5-bath home in the family-friendly community of Secord. With over 1900 sq ft of well-designed living space, this property blends comfort, style, and convenience. The main floor features hardwood flooring throughout, a bright open-concept layout, and a modern kitchen with stainless steel appliances, a walk-in pantry, and plenty of counter space - perfect for family meals and entertaining. Upstairs you'll find a spacious bonus room, along with three generous bedrooms including a serene primary suite with a private ensuite. The large landscaped yard offers room to play, garden, or relax outdoors. Enjoy the convenience of a double attached garage and an unbeatable location just minutes from major shopping, schools, and the brand-new Lewis Farms Recreation Centre. A perfect place to call home in one of Edmonton's most sought-after west-end communities!

Built in 2017

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4464122  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1096 Secord Promenade |
| Area        | Edmonton              |
| Subdivision | Secord                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 7B1               |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, Smart/Program. Thermostat, Skylight, See Remarks |
| Parking   | Double Garage Attached, Front Drive Access                                                            |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                              |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025

Days on Market                5

Zoning                            Zone 58

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 November 4th, 2025 at 11:47am MST