

\$299,900 - 446 Allard Boulevard, Edmonton

MLS® #E4434142

\$299,900

2 Bedroom, 2.00 Bathroom, 996 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

#66, 446 Allard Blvd SW is a sleek 2-bedroom, 2-bathroom townhouse ideal for first-time buyers or investors! This home features a bright, open-concept layout and offers a modern kitchen with stainless steel appliances, generous cabinetry, and a large island perfect for casual dining or entertaining. The living space is bathed in natural light, and upstairs you'll find two well-sized bedrooms, including a primary with an ensuite. Located in the vibrant Allard community, you're just minutes from grocery stores, restaurants, a recreation center, and Edmonton's newest high school. With easy access to QEII Highway, you're only 12 minutes from the airport and Premium Outlet Collection Mall. Low condo fees and a prime location make this a smart investment!

Built in 2018

Essential Information

MLS® #	E4434142
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.00
Year Built	2018



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	446 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Parking-Visitor
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman schhol
High	Dr. Anne Anderson

Additional Information

Date Listed	May 2nd, 2025
Days on Market	44
Zoning	Zone 55
Condo Fee	\$278

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