

## \$509,900 - 389 Allard Boulevard, Edmonton

MLS® #E4435585

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Awesome Allard location for this Jayman build two story - the Renew model offers a stunning open to below feature that floods the lower level with natural light. Framed by spindle railing, this unique feature is a highlight of the main floor. The spacious great room is open to the amazing kitchen designed with the family cook in mind - pantry, stainless steel appliances & large island with eating bar and quartz counter tops. A spacious dining area has an 11' ceiling and lots of natural light. A two pce. bathroom is conveniently located. The upper level has a spacious primary suite with walk-in closet and a full ensuite bath; two more good sized bedrooms and a second full bath complete this level. The lower level offers a large family room, storage, laundry, a full bath and a large flex/bonus room that can be a bedroom, den or whatever your family needs it to be! The backyard is fenced and has a deck and double garage.

Built in 2016

### Essential Information

MLS® #	E4435585
Price	\$509,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,423
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	389 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T5

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	39
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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