

# \$289,900 - 65 446 Allard Boulevard, Edmonton

MLS® #E4444212

## \$289,900

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this sleek and stylish 2-bedroom, 2-bath townhouse in the vibrant community of Allard—perfect for first-time buyers or savvy investors! In like-new condition, this home offers a bright, open-concept layout with quartz countertops throughout, a spacious kitchen island, and stainless steel appliances including fridge, stove, dishwasher, microwave, washer, and dryer. The primary bedroom features its own ensuite for added comfort. Enjoy the convenience of your own garage, low condo fees, and upgraded finishes throughout. Steps from playgrounds, sports fields, and the community skating rink. Easy access to QEII and just 12 minutes to the airport and Premium Outlet Mall. A true gem in a growing neighborhood with low condo fees—don't miss out!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444212  |
| Price          | \$289,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,090     |
| Acres          | 0.00      |
| Year Built     | 2018      |



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

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 65 446 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, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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                                                                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 55         |

Condo Fee                \$278

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Listing information last updated on August 5th, 2025 at 11:47pm MDT