

# \$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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