# \$289,000 - 22 735 Allard Boulevard, Edmonton

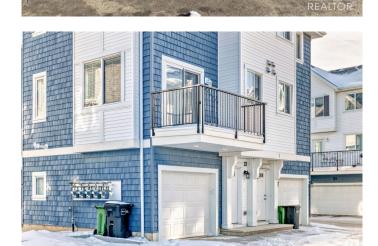
MLS® #E4439171

# \$289,000

2 Bedroom, 1.00 Bathroom, 952 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Immediate Possession - Outstanding Location The MUSE in South West Edmonton in very sought after Allard Community. Just off James Mowat Trail on Allard Boulevard 2 minnute walk to K to 9 school, skating rink, very close to major box store shopping and amenties, future LRT Expansion. Like New Gorgeous Executive 3 storey townhome with Oversized Attached Garage and Balcony!! Modern Open Concept - great room style, with Chefs Kitchen, quartz counters, tiled back splash, soft close cabinetry, laminate flooring, 6 appliances, all window coverings ... Two Bedroom, with adjacent - flow through washroom option to primary bedroom, lots of windows for bright positive sunlight filled west front facing End Unit. The second storey west facing balcony, deck has a gas bbg hook up, ideal for entertainment and every day living. A Beautiful Community with Secluded Newer **Built Premiere Attached Garage Townhomes** !!!



Built in 2018

## **Essential Information**

MLS® # E4439171 Price \$289,000

Bedrooms 2
Bathrooms 1.00



Full Baths 1

Square Footage 952 Acres 0.00

Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 22 735 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1A8

# **Amenities**

Amenities Ceiling 9 ft., Parking-Visitor

Parking Spaces 1

Parking Over Sized, Single Garage Attached

#### Interior

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 None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 28th, 2025

Days on Market 19

Zoning Zone 55

Condo Fee \$146



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Listing information last updated on June 16th, 2025 at 8:47pm MDT