

# \$275,000 - 53 446 Allard Boulevard, Edmonton

MLS® #E4454713

## \$275,000

2 Bedroom, 1.00 Bathroom, 1,088 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautiful original owner townhouse in Allard. This well-maintained 2 bedroom townhouse offers the perfect opportunity for first-time buyers, couples, young families or investors alike! Built by a quality builder, the home features a luxurious yet practical open-concept layout, granite countertops, stainless steel appliances, a spacious kitchen island, and in-suite laundry. Enjoy the comfort of an attached garage and a cozy study nook, perfect for remote work or school. The modern color palette adds timeless appeal. Located in the desirable community of Allard, you're just steps from parks, schools, shopping, and transit. Quick access to the Anthony Henday & 41 Ave overpass makes commuting a breeze. Live in style and comfort in a vibrant, growing neighbourhood and enjoy modern living in a family-friendly community!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454713  |
| Price          | \$275,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,088     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Single Garage Attached                       |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
| Zoning      | Zone 55           |

Condo Fee                    \$278

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