

## \$284,900 - 80 446 Allard Boulevard, Edmonton

MLS® #E4420278

**\$284,900**

2 Bedroom, 1.50 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Your Search Is OVER ... First Time Buyer or An Investor! 2-story Twon Home at Essential Allard. Offers 2 Bedroom with flex area, 1.5 baths, Single Attached Garage. Lower condo fees. Over 27 acres of park/green space, over 6 acres of wetlands! Enjoy the local skating rink, a new playground, sports fields for the active ones in the family. Close to the Black mud Creek Ravine, Shopping, Schools, Transit, etc. Location You Dont Want to Miss ... Act NOW!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4420278          |
| Price          | \$284,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,011             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 80 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

## Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Single Garage Attached       |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric, 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, Gated Community, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 55            |
| Condo Fee      | \$242              |

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Listing information last updated on April 19th, 2025 at 2:02pm MDT