# \$295,000 - 66 446 Allard Boulevard, Edmonton

MLS® #E4434142

#### \$295,000

2 Bedroom, 2.00 Bathroom, 1,093 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!



#### **Essential Information**

MLS® # E4434142 Price \$295,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Acres

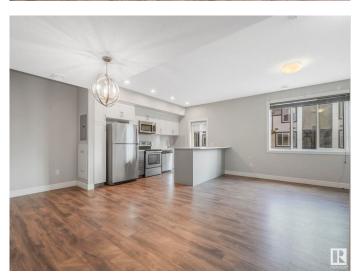
Square Footage 1,093

0.00

Year Built 2018







Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 66 446 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 54

Zoning Zone 55

Condo Fee \$278

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