

## \$330,000 - 22 446 Allard Boulevard, Edmonton

MLS® #E4442825

**\$330,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this gorgeous 2 bedroom 2 bath townhouse in the beautiful Allard community. This townhouse comes with upgraded interior which includes kitchen island, ensuite in the master bedroom and has Quartz throughout. Includes washer, dryer, fridge, stove, dishwasher, and microwave. Comes with your own GARAGE. This property is close to playground, sport fields and skating rink.

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4442825          |
| Price          | \$330,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,010             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|         |                         |
|---------|-------------------------|
| Address | 22 446 Allard Boulevard |
| Area    | Edmonton                |



|             |          |
|-------------|----------|
| Subdivision | Allard   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 3S7  |

## Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, No Smoking Home, Patio |
| Parking   | Single Garage Attached                                             |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave 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, Composition                                          |
| Exterior Features | Airport Nearby, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Composition                                          |
| Foundation        | Concrete Perimeter                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 55         |
| Condo Fee      | \$266           |

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Listing information last updated on August 5th, 2025 at 7:47pm MDT