

## \$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	72
Zoning	Zone 55
Condo Fee	\$266

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