

## \$288,800 - 53 446 Allard Boulevard, Edmonton

MLS® #E4448456

**\$288,800**

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® #	E4448456
Price	\$288,800
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	July 18th, 2025
Days on Market	4

Zoning	Zone 55
Condo Fee	\$278

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