

# \$284,900 - 65 446 Allard Boulevard, Edmonton

MLS® #E4444212

## \$284,900

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this sleek and stylish 2-bedroom, 2-bath townhouse in the vibrant community of Allard—perfect for first-time buyers or savvy investors! In like-new condition, this home offers a bright, open-concept layout with quartz countertops throughout, a spacious kitchen island, and stainless steel appliances including fridge, stove, dishwasher, microwave, washer, and dryer. The primary bedroom features its own ensuite for added comfort. Enjoy the convenience of your own garage, low condo fees, and upgraded finishes throughout. Steps from playgrounds, sports fields, and the community skating rink. Easy access to QEII and just 12 minutes to the airport and Premium Outlet Mall. A true gem in a growing neighborhood with low condo fees—don't miss out!

Built in 2018

### Essential Information

MLS® #	E4444212
Price	\$284,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.00
Year Built	2018



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	65 446 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, Dryer, Garage Control, Garage Opener, 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, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 25th, 2025
Days on Market	60
Zoning	Zone 55

Condo Fee                    \$278

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Listing information last updated on August 24th, 2025 at 1:32pm MDT