\$289,000 - 22 735 Allard Boulevard, Edmonton

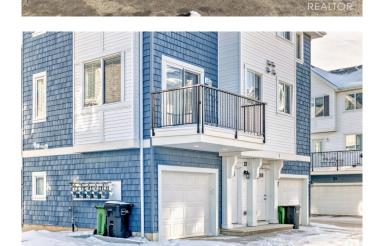
MLS® #E4439171

\$289,000

2 Bedroom, 1.00 Bathroom, 952 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Immediate Possession - Outstanding Location The MUSE in South West Edmonton in very sought after Allard Community. Just off James Mowat Trail on Allard Boulevard 2 minnute walk to K to 9 school, skating rink, very close to major box store shopping and amenties, future LRT Expansion. Like New Gorgeous Executive 3 storey townhome with Oversized Attached Garage and Balcony!! Modern Open Concept - great room style, with Chefs Kitchen, quartz counters, tiled back splash, soft close cabinetry, laminate flooring, 6 appliances, all window coverings ... Two Bedroom, with adjacent - flow through washroom option to primary bedroom, lots of windows for bright positive sunlight filled west front facing End Unit. The second storey west facing balcony, deck has a gas bbg hook up, ideal for entertainment and every day living. A Beautiful Community with Secluded Newer **Built Premiere Attached Garage Townhomes** !!!



Built in 2018

Essential Information

MLS® # E4439171 Price \$289,000

Bedrooms 2
Bathrooms 1.00



Full Baths 1

Square Footage 952 Acres 0.00

Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

Community Information

Address 22 735 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1A8

Amenities

Amenities Ceiling 9 ft., Parking-Visitor

Parking Spaces 1

Parking Over Sized, Single Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 28th, 2025

Days on Market 27

Zoning Zone 55

Condo Fee \$146



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Listing information last updated on June 24th, 2025 at 3:17am MDT