

## \$410,000 - 394 Allard Boulevard, Edmonton

MLS® #E4431455

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Looking for an affordable home with a double garage? You just found it. This charming 2-storey is full of great features and thoughtful upgrades. The main floor has an open layout that's perfect for everyday living or entertaining, with a beautifully upgraded kitchen—think full-height cabinets, a stunning hood fan, loads of drawers, and an extended island that's perfect for casual meals or entertaining. Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary with a gorgeous ensuite featuring a tiled shower and a walk-in closet. You'll love the upgraded lighting throughout, brand new custom blinds, and fresh new flooring upstairs. The basement is unfinished and ready for your ideas—with a rough-in for a future bathroom already in place. Outside, there's a block patio, partial fencing, and something that's hard to find in similar homes: extra parking behind the garage. It might not sound like a big deal now, but trust us—you'll be glad it's there. Oh—and did we mention? No condo fees.

Built in 2018

### Essential Information

MLS® # E4431455

Price \$410,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	394 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T6

### Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Paved Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

### Additional Information

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 55
HOA Fees	144
HOA Fees Freq.	Annually

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