

## \$609,000 - 473 Allard Boulevard, Edmonton

MLS® #E4449537

### \$609,000

4 Bedroom, 3.50 Bathroom, 1,565 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Located in the family-friendly community of Allard, this well-maintained home features a double attached garage and a large fenced backyard. The bright kitchen offers ample storage, a corner pantry, and opens to a deck—perfect for entertaining. Upstairs has 3 spacious bedrooms, laundry, and a 5-piece ensuite with a soaker tub in the primary bedroom. Bonus: Fully developed LEGAL basement suite with separate entrance, its own laundry, furnace, and 1 bed/1 bath—great for extra income! Close to schools, shopping, transit, Henday, QE2, and the airport.

Built in 2018

### Essential Information

MLS® #	E4449537
Price	\$609,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,565
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 473 Allard Boulevard  
Area Edmonton  
Subdivision Allard  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 3C2

### Amenities

Amenities See Remarks  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 24th, 2025  
Days on Market 9  
Zoning Zone 55

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