

\$363,000 - 753 Allard Boulevard, Edmonton

MLS® #E4455053

\$363,000

3 Bedroom, 2.50 Bathroom, 1,530 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this 3-storey townhouse in Allard that offers all the features of a single-family home for under \$400K! With 3 bedrooms, 2.5 bathrooms, a versatile den, upgraded water softener, and a double attached garage that lets you enter directly into the home—no cold winter walks from the garage, this property is both practical and inviting. The second level features an open-concept layout with 9' ceilings, wide plank laminate flooring, and south-facing windows that fill the home with natural light. The modern U-shaped kitchen boasts quartz countertops, stainless steel appliances, and ample cabinetry, opening to a spacious dining area, cozy living room, half bath, and a large balcony with BBQ hook-up. Upstairs, you™ll find three bedrooms including a primary suite with ensuite, a 4-piece main bath, and in-suite laundry. Walking distance to Dr. Lila Fahlman and Dr. Anne Anderson schools, this home combines comfort, location, and unbeatable value.

Built in 2019

Essential Information

MLS® #	E4455053
Price	\$363,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	753 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W5

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	St. Thomas Aquinas
High	Dr. Anne Anderson

Additional Information

Date Listed	August 28th, 2025
Days on Market	51
Zoning	Zone 55
Condo Fee	\$247

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Listing information last updated on October 18th, 2025 at 9:32am MDT