\$295,000 - 66 446 Allard Boulevard, Edmonton

MLS® #E4434142

\$295,000

2 Bedroom, 2.00 Bathroom, 1,093 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

#66, 446 Allard Blvd SW is a sleek 2-bedroom, 2-bathroom townhouse ideal for first-time buyers or investors! This home features a bright, open-concept layout and offers a modern kitchen with stainless steel appliances, generous cabinetry, and a large island perfect for casual dining or entertaining. The living space is bathed in natural light, and upstairs you'll find two well-sized bedrooms, including a primary with an ensuite. Located in the vibrant Allard community, you're just minutes from grocery stores, restaurants, a recreation center, and Edmonton's newest high school. With easy access to QEII Highway, you're only 12 minutes from the airport and Premium Outlet Collection Mall. Low condo fees and a prime location make this a smart investment!



Essential Information

MLS® # E4434142 Price \$295,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Acres

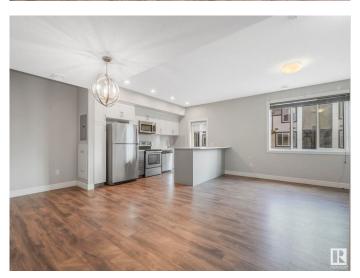
Square Footage 1,093

0.00

Year Built 2018







Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

Community Information

Address 66 446 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, Garage Opener, Microwave Hood Fan, Stacked

Washer/Dryer, Stove-Electric, Curtains and Blinds

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

School Information

Elementary Dr. Lila Fahlman School

Middle Dr. Lila Fahlman schhol

High Dr. Anne Anderson

Additional Information

Date Listed May 2nd, 2025

Days on Market 53

Zoning Zone 55

Condo Fee \$278

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 12:17am MDT