\$299,000 - 22 735 Allard Boulevard, Edmonton

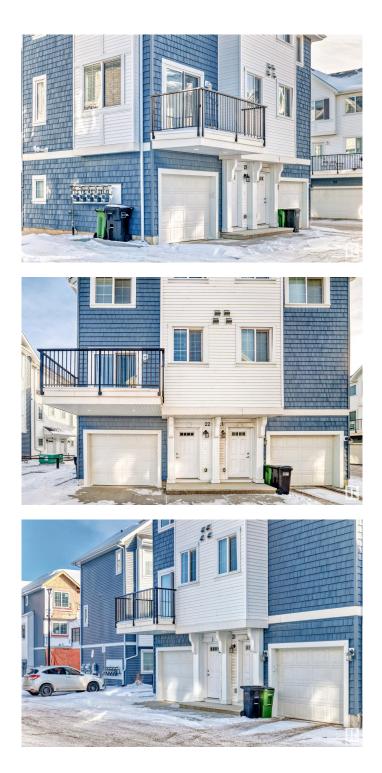
MLS® #E4423701

\$299,000

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® # | E4423701 |
|-----------|-----------|
| Price | \$299,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |

| Full Baths | 1 |
|----------------|-------------------|
| Square Footage | 952 |
| Acres | 0.00 |
| Year Built | 2018 |
| Туре | 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 Parking Spaces Parking | Ceiling 9 ft., Parking-Visitor 1 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 | February 28th, 2025 |
|----------------|---------------------|
| Days on Market | 64 |
| Zoning | Zone 55 |
| Condo Fee | \$146 |

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Listing information last updated on May 3rd, 2025 at 7:47am MDT