

## \$439,900 - 727 Allard Boulevard, Edmonton

MLS® #E4431222

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Beautiful and one of a kind 2 storey END UNIT on a good size lot! Located within walking distance to playground and Dr Lila Falhman (k-9). Open concept main floor features laminate flooring, living room, dinning area, a 2 pc bathroom, and the chef's kitchen w/GRANITE COUNTERTOPS, SS appliances, and a pantry. The fully fenced backyard is spacious with a large deck and a double detached garage. The upper level features the main bedroom with a walk-in closet and a 4 pc bathroom, 2nd floor laundry for more convenience, 2 good sized bedrooms, a bonus room and another 4 piece bathroom. The unfinished basement is unspoiled and awaits your touch. Located in the sought after Allard Community, 15 minutes to Edmonton International Airport, hop on the Anthony Henday within minutes. Close to all amenities, transit and more. Get it before it's gone!

Built in 2014

### Essential Information

MLS® #	E4431222
Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,433
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	727 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W7

### Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	144
HOA Fees Freq.	Annually

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