

Courtesy Of Sam H Shah Of RE/MAX Excellence

## \$284,900 - 80 446 Allard Boulevard, Edmonton

MLS® #E4420278

**\$284,900**

2 Bedroom, 1.50 Bathroom, 1,011 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Your Search Is OVER ... First Time Buyer or An Investor! 2-story Twon Home at Essential Allard. Offers 2 Bedroom with flex area, 1.5 baths, Single Attached Garage. Lower condo fees. Over 27 acres of park/green space, over 6 acres of wetlands! Enjoy the local skating rink, a new playground, sports fields for the active ones in the family. Close to the Black mud Creek Ravine, Shopping, Schools, Transit, etc. Location You Dont Want to Miss ... Act NOW!

Built in 2016

### Essential Information

MLS® #	E4420278
Price	\$284,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,011
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	80 446 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

## Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Single Garage Attached

## Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Gated Community, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	79
Zoning	Zone 55
Condo Fee	\$242

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Listing information last updated on April 23rd, 2025 at 11:32am MDT