

Courtesy Of Ruth Ajidagba Of Venus Realty

# \$330,000 - 22 446 Allard Boulevard, Edmonton

MLS® #E4442825

**\$330,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this gorgeous 2 bedroom 2 bath townhouse in the beautiful Allard community. This townhouse comes with upgraded interior which includes kitchen island, ensuite in the master bedroom and has Quartz throughout. Includes washer, dryer, fridge, stove, dishwasher, and microwave. Comes with your own GARAGE. This property is close to playground, sport fields and skating rink.

Built in 2019

## Essential Information

MLS® #	E4442825
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	22 446 Allard Boulevard
Area	Edmonton



Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, No Smoking Home, Patio
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave 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, Composition
Exterior Features	Airport Nearby, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	32
Zoning	Zone 55
Condo Fee	\$266

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 July 19th, 2025 at 9:17pm MDT