

## \$334,900 - 735 Allard Boulevard, Edmonton

MLS® #E4435847

**\$334,900**

2 Bedroom, 2.50 Bathroom, 1,171 sqft  
Condo / Townhouse on 0.00 Acres

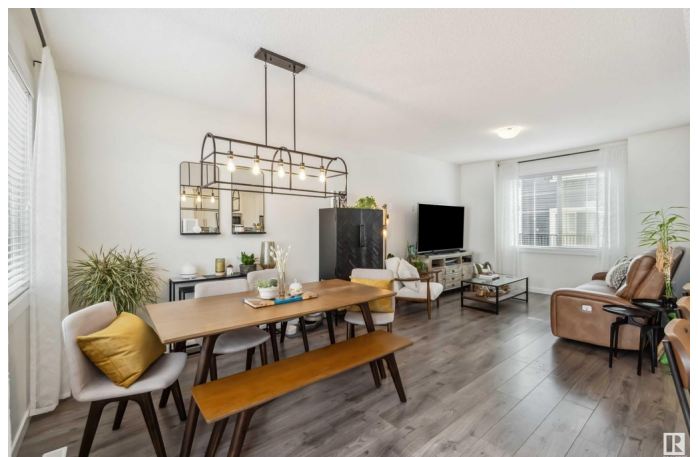
Allard, Edmonton, AB

This beautifully maintained townhouse in Allard is packed with upgrades and ready to impress! The functional layout features 9' ceilings on the main floor and a modern open-concept kitchen with quartz countertops, stainless steel appliances, extended cabinetry to the ceiling, and a large island that flows seamlessly into the dining area, complete with a statement chandelier. All bathrooms showcase quartz finishes and upgraded tile, while thoughtful touches like central A/C, a balcony with gas hookup, and the widest double attached garage in the complex add extra comfort and convenience. The separate laundry room includes added counter space and storage. Located in a pet-friendly complex with convenient visitor parking and low condo fees, this gently lived-in home is perfect as a stylish first purchase or a turnkey rental investment. Move-in ready and a must-see!

Built in 2021

### Essential Information

MLS® #	E4435847
Price	\$334,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,171
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	735 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W5

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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	May 11th, 2025
Days on Market	33
Zoning	Zone 55
Condo Fee	\$212

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 13th, 2025 at 9:48am MDT