

## \$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 | 16               |
| Zoning         | Zone 55          |
| HOA Fees       | 144              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 2nd, 2025 at 3:33pm MDT