

## \$620,000 - 606 Allard Boulevard, Edmonton

MLS® #E4440432

**\$620,000**

4 Bedroom, 3.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

SPACIOUS ALLARD HOME w. BASEMENT w. OWN KITCHEN AND ENTRANCE! This nearly 2000 sq. ft., 3 + 1 bedroom home, 3.5 bathrooms is perfect for extended family. The main floor has beautiful maple hardwood, a stone facing gas fireplace, half-bath and mudroom. Kitchen continues with maple cupboard, island, stainless steel appliances, walk-in pantry AND QUARTZ COUNTERTOPS. Second level offers large primary suite w. walk-in closet and five pc ensuite. 2 more bedrooms and another family room perfect for media, play room, or office. BASEMENT HAS ITS OWN ENTRANCE, KITCHEN, LAUNDRY, BATHROOM and heat source. Yard is fenced with nice deck and landscaped. Double attached garage. Situated in family neighborhood, this home is close to schools, amenities, Henday and airport.

Built in 2013

### Essential Information

MLS® #	E4440432
Price	\$620,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,991



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	606 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W8

### **Amenities**

Amenities	On Street Parking, Deck, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                12

Zoning                            Zone 55

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