

## \$300,000 - 66 446 Allard Blvd, Edmonton

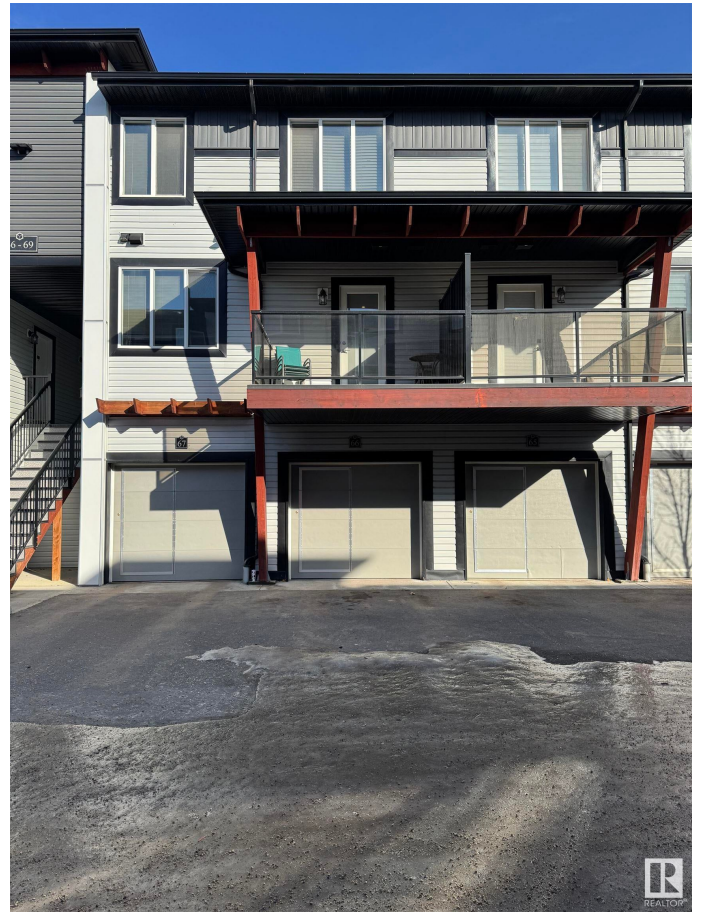
MLS® #E4424620

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,030 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to #66, 446 Allard Blvd SW, a modern 2-bedroom, 2-bathroom townhouse perfect for first-time buyers or investors! This bright, open-concept home features a sleek kitchen with ample cabinetry, and a spacious island, ideal for entertaining. The inviting living area is filled with natural light, and upstairs, you'll find two generously sized bedrooms, including a primary suite with its own private ensuite. Located in the sought-after Allard community, you're a short distance from grocery stores, dining, a recreation center, and Edmonton's newest high school. Commuters will love the quick access to QEII Highway, placing you 12 minutes from the airport and Premium Outlet Collection Mall. With low condo fees and a fantastic location, this home is an unbeatable opportunity!



Built in 2018

### Essential Information

MLS® #	E4424620
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2018

Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	66 446 Allard Blvd
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman
Middle	Dr Lila Fahlman
High	Dr. Anne Anderson

## Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	Zone 55
Condo Fee	\$253

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 March 14th, 2025 at 12:32pm MDT