

## \$295,000 - 16 446 Allard Bv, Edmonton

MLS® #E4427120

**\$295,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Ideal Investment or First-Time Buyer Opportunity in Allard! Discover this modern 2-bedroom, 2-bathroom townhouse in the community of Allard! this well-maintained home offers low-maintenance living with an affordable condo fee. Step inside to find a stylish open-concept main floor, featuring a contemporary kitchen with a large island topped with Quartz countertops, perfect for entertaining. The bright and spacious living area flows seamlessly to the west-facing deck, ideal for summer BBQs. Upstairs, enjoy the convenience of a second-floor laundry room and two generously sized bedrooms. The single attached garage plus additional driveway parking provides ample space for vehicles. Located in a vibrant community, Allard offers a skating rink, a new playground, and sports fields, making it perfect for families and active lifestyles. Donâ€™t miss your chance to call this beautiful townhouse home.

Built in 2019

### Essential Information

MLS® #	E4427120
Price	\$295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,076
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16 446 Allard Bv
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

### Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 23rd, 2025
-------------	------------------

Days on Market	40
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 May 2nd, 2025 at 3:02am MDT