

# \$369,000 - 739 Allard Blvd, Edmonton

MLS® #E4459621

**\$369,000**

3 Bedroom, 2.50 Bathroom, 1,479 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this 3 bedroom 2.5 bath townhouse for sale offering AMAZING VALUE for first-time home buyers, investors, and young families. Previously a SHOW HOME, it features 9 FT CEILINGS, CENTRAL A/C, and MODERN FINISHES throughout. The entry level includes a large foyer with flex space perfect for a HOME OFFICE or GYM, plus a DOUBLE ATTACHED GARAGE. The main floor showcases a U-shaped kitchen with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and ample cabinetry, along with a balcony and GAS BBQ OUTLET. The dining area opens to a bright living room with cozy fireplace. Upstairs, the primary suite offers a WALK-IN CLOSET & FULL ENSUITE alongside two bedrooms, a second full bath, and laundry. PRIME LOCATION, near Heritage Valley Town Centre, South Common, Airport Mall, groceries, and easy access to ANTHONY HENDAY, QE2, and YEG AIRPORT. Walking distance to Dr. Lila Fahlman School.

Built in 2017

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459621  |
| Price    | \$369,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,479             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 739 Allard Blvd |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3W5         |

### Amenities

|           |                                                                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Smoking Home, Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Wall Mount                                                                                                                                    |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

### Exterior

|                   |                                                         |         |               |            |
|-------------------|---------------------------------------------------------|---------|---------------|------------|
| Exterior          | Wood, Vinyl                                             |         |               |            |
| Exterior Features | Airport                                                 | Nearby, | Park/Reserve, | Playground |
|                   | Nearby, Public Transportation, Schools, Shopping Nearby |         |               |            |
| Roof              | Asphalt Shingles                                        |         |               |            |
| Construction      | Wood, Vinyl                                             |         |               |            |
| Foundation        | Concrete Perimeter                                      |         |               |            |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Harry Ainlay High School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 55              |
| HOA Fees       | 70.88                |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$249                |

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Listing information last updated on November 4th, 2025 at 2:47pm MST