

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

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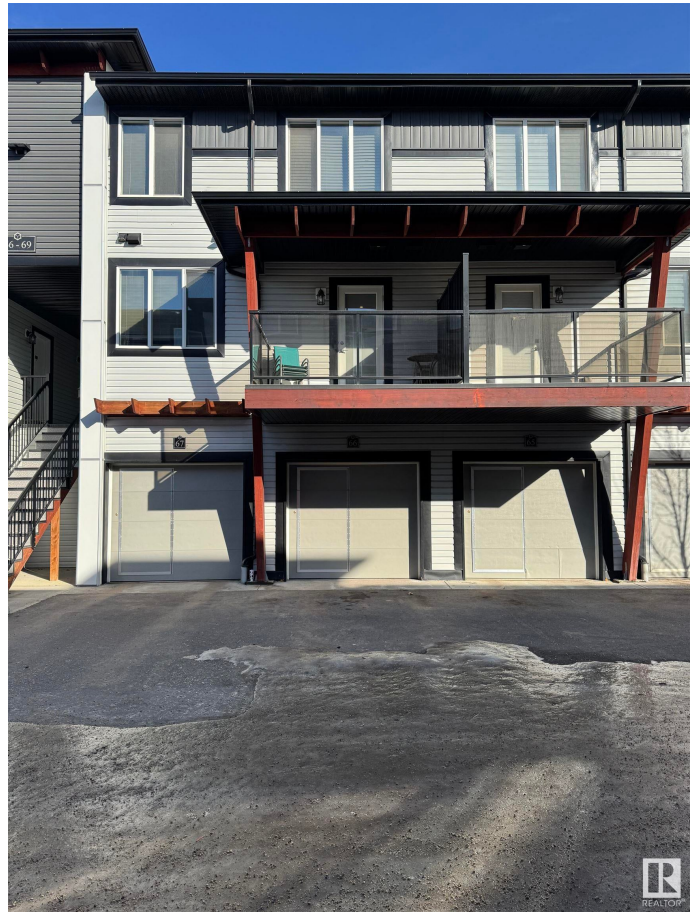
MLS® #E4424620

**\$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, youâ€™ll find two generously sized bedrooms, including a primary suite with its own private ensuite. Located in the sought-after Allard community, youâ€™re a short distance from grocery stores, dining, a recreation center, and Edmontonâ€™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

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Listing information last updated on March 14th, 2025 at 1:32pm MDT