

\$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

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|------------|-----------|
| 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 | 26 |
| Zoning | Zone 55 |
| Condo Fee | \$253 |

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Listing information last updated on April 18th, 2025 at 11:17am MDT