

## \$410,000 - 394 Allard Boulevard, Edmonton

MLS® #E4431455

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Looking for an affordable home with a double garage? You just found it. This charming 2-storey is full of great features and thoughtful upgrades. The main floor has an open layout that's perfect for everyday living or entertaining, with a beautifully upgraded kitchen—think full-height cabinets, a stunning hood fan, loads of drawers, and an extended island that's perfect for casual meals or entertaining. Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary with a gorgeous ensuite featuring a tiled shower and a walk-in closet. You'll love the upgraded lighting throughout, brand new custom blinds, and fresh new flooring upstairs. The basement is unfinished and ready for your ideas—with a rough-in for a future bathroom already in place. Outside, there's a block patio, partial fencing, and something that's hard to find in similar homes: extra parking behind the garage. It might not sound like a big deal now, but trust us—you'll be glad it's there. Oh—and did we mention? No condo fees.

Built in 2018

### Essential Information

MLS® # E4431455

Price \$410,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,195                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 394 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3T6              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Paved Lane, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 55          |
| HOA Fees       | 144              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT