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

MLS® #E4431455

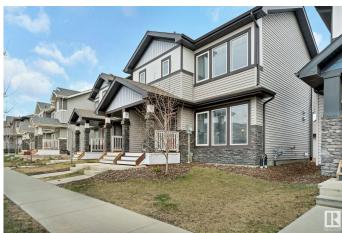
#### \$410.000

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 kitchenâ€"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'II love the upgraded lighting throughout, brand new custom blinds, and fresh new flooring upstairs. The basement is unfinished and ready for your ideasâ€"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 usâ€"you'II be glad it's there. Ohâ€"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

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 April 30th, 2025 at 9:02pm MDT