

\$299,000 - 22 735 Allard Boulevard, Edmonton

MLS® #E4423701

\$299,000

2 Bedroom, 1.00 Bathroom, 952 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Immediate Possession - Outstanding Location

The MUSE in South West Edmonton in very sought after Allard Community. Just off James Mowat Trail on Allard Boulevard 2 minute

walk to K to 9 school, skating rink, very close to major box store shopping and amenities,

future LRT Expansion. Like New Gorgeous

Executive 3 storey townhome with Oversized Attached Garage and Balcony !! Modern Open Concept - great room style, with Chefs

Kitchen, quartz counters, tiled back splash, soft close cabinetry, laminate flooring, 6

appliances, all window coverings ... Two Bedroom, with adjacent - flow through

washroom option to primary bedroom, lots of windows for bright positive sunlight filled west

front facing End Unit. The second storey west facing balcony, deck has a gas bbq hook up,

ideal for entertainment and every day living. A Beautiful Community with Secluded Newer

Built Premiere Attached Garage Townhomes !!!

Built in 2018

Essential Information

MLS® # E4423701

Price \$299,000

Bedrooms 2

Bathrooms 1.00



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Square Footage | 952 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 22 735 Allard Boulevard |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1A8 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Over Sized, Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 62 |
| Zoning | Zone 55 |
| Condo Fee | \$146 |

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 May 1st, 2025 at 5:17pm MDT