

\$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

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|------------|--------------------------|
| 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 | 14 |
| Zoning | Zone 55 |
| HOA Fees | 144 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 1st, 2025 at 5:32pm MDT