

Courtesy Of Gabriela Humeniuk Of Real Broker

## \$334,900 - 19 735 Allard Boulevard, Edmonton

MLS® #E4435847

**\$334,900**

2 Bedroom, 2.50 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

This beautifully maintained townhouse in Allard is packed with upgrades and ready to impress! The functional layout features 9' ceilings on the main floor and a modern open-concept kitchen with quartz countertops, stainless steel appliances, extended cabinetry to the ceiling, and a large island that flows seamlessly into the dining area, complete with a statement chandelier. All bathrooms showcase quartz finishes and upgraded tile, while thoughtful touches like central A/C, a balcony with gas hookup, and the widest double attached garage in the complex add extra comfort and convenience. The separate laundry room includes added counter space and storage. Located in a pet-friendly complex with convenient visitor parking and low condo fees, this gently lived-in home is perfect as a stylish first purchase or a turnkey rental investment. Move-in ready and a must-see!

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435847  |
| Price      | \$334,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 19 735 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3W5                 |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| Parking   | Double Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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    | May 11th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 55        |
| Condo Fee      | \$212          |

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Listing information last updated on June 17th, 2025 at 4:17am MDT