\$363,000 - 753 Allard Boulevard, Edmonton

MLS® #E4455053

\$363,000

3 Bedroom, 2.50 Bathroom, 1,530 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this 3-storey townhouse in Allard that offers all the features of a single-family home for under \$400K! With 3 bedrooms, 2.5 bathrooms, a versatile den, upgraded water softener, and a double attached garage that lets you enter directly into the homeâ€"no cold winter walks from the garage, this property is both practical and inviting. The second level features an open-concept layout with 9' ceilings, wide plank laminate flooring, and south-facing windows that fill the home with natural light. The modern U-shaped kitchen boasts quartz countertops, stainless steel appliances, and ample cabinetry, opening to a spacious dining area, cozy living room, half bath, and a large balcony with BBQ hook-up. Upstairs, you'II find three bedrooms including a primary suite with ensuite, a 4-piece main bath, and in-suite laundry. Walking distance to Dr. Lila Fahlman and Dr. Anne Anderson schools, this home combines comfort, location, and unbeatable value.



Essential Information

MLS® # E4455053 Price \$363,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,530 Acres 0.00 Year Built 2019

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

Community Information

Address 753 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3W5

Amenities

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Washer, Water Softener

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Commercial, Park/Reserve, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Dr. Lila Fahlman School

Middle St. Thomas Aquinas

High Dr. Anne Anderson

Additional Information

Date Listed August 28th, 2025

Days on Market 68

Zoning Zone 55

Condo Fee \$247

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