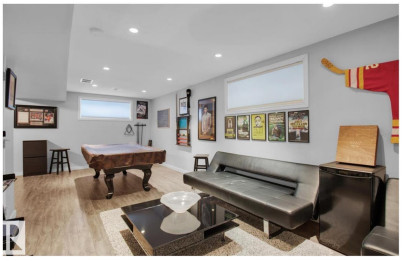
Courtesy Of Rhonda C Navratil Of RE/MAX River City

$529,900 - 625 Allard Boulevard, Edmonton

MLS® #E4460097

$529,900
3 Bedroom, 3.50 Bathroom, 1,997 sqft
Single Family on 0.00 Acres



Allard, Edmonton, AB

Just when you had given up hopeâ€¦the perfect home in the SW community of Allard appeared! Offering 2682 sq ft of living space developed on all 4 levels, this is actually a 2.5 storey Jayman home with a fully finished basement + oversized truck sized double garage (22â€™ deep). This home will charm you from the street with its cozy tree shaded front porch & stone accented pillars. Walk inside to your central air-cooled home or BBQ on your deck in the low maintenance fenced yard. Sunlight streams through the open layout with a fireplace warming the Great Room & the Chefâ€™s kitchen with loads of cabinets, sleek stainless steel appliances. Bedrooms are such a generous size & this flexible floor plan has 2 bedrooms & full bath on the 3rd floor, Primary Bedroom on 2nd Floor + 2 full baths & a Bonus Room â€“ which could be converted to a 4th & possibly 5th Bedrooms. Game day is on with a pool table sized recroom. Just a block from Dr. Lila Fahlman K-6 Public School & walking distance to the community rink & park.

Built in 2011

Essential Information

MLS® #	E4460097
Price	$529,900

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	625 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W6

Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman K-6
Middle	Dr. Lila Fahlman 7-9
High	Dr. Anne Anderson

Additional Information

Date Listed	September 30th, 2025
Days on Market	19
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 19th, 2025 at 7:47pm MDT