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

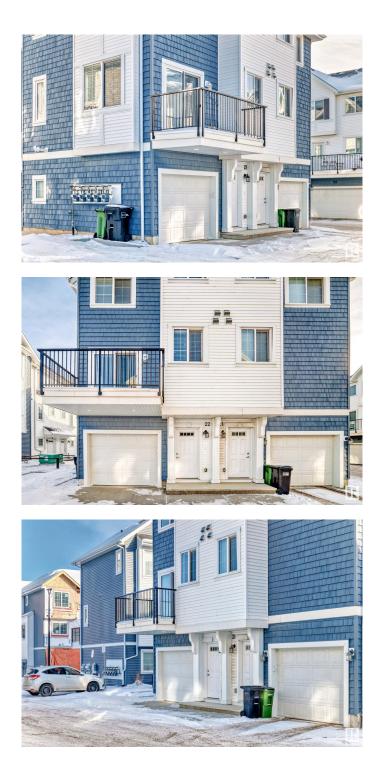
MLS® #E4423701

### \$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 minnute walk to K to 9 school, skating rink, very close to major box store shopping and amenties, 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 bbg 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              |
| Туре           | 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<br>Parking Spaces<br>Parking | Ceiling 9 ft., Parking-Visitor<br>1<br>Over Sized, Single Garage Attached  |
|--|--|
| Interior                               |  |
| Appliances                             | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave<br>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 | 50                  |
| Zoning         | Zone 55             |
| Condo Fee      | \$146               |

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Listing information last updated on April 19th, 2025 at 2:47am MDT