

## \$388,800 - 753 Allard Boulevard, Edmonton

MLS® #E4455053

**\$388,800**

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 home—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'll 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.

Built in 2019

### Essential Information

MLS® #	E4455053
Price	\$388,800
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	1
Zoning	Zone 55
Condo Fee	\$247

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