

## **\$289,000 - 22 735 Allard Boulevard, Edmonton**

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MLS® #E4439171

**\$289,000**

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 minute walk to K to 9 school, skating rink, very close to major box store shopping and amenities, 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 bbq 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® #    | E4439171  |
| Price     | \$289,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 952               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | 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      | Ceiling 9 ft., Parking-Visitor     |
| Parking Spaces | 1                                  |
| Parking        | Over Sized, Single Garage Attached |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 28th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 55        |
| Condo Fee      | \$146          |

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Listing information last updated on July 7th, 2025 at 12:32pm MDT