

\$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 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® # E4423701

Price \$299,000

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	February 28th, 2025
Days on Market	50
Zoning	Zone 55
Condo Fee	\$146

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 12:02pm MDT