# \$410,000 - 394 Allard Boulevard, Edmonton

MLS® #E4431455

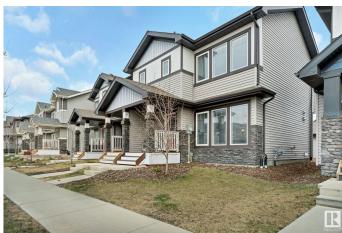
#### \$410.000

3 Bedroom, 2.50 Bathroom, 1,195 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

Looking for an affordable home with a double garage? You just found it. This charming 2-storey is full of great features and thoughtful upgrades. The main floor has an open layout that's perfect for everyday living or entertaining, with a beautifully upgraded kitchenâ€"think full-height cabinets, a stunning hood fan, loads of drawers, and an extended island that's perfect for casual meals or entertaining. Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary with a gorgeous ensuite featuring a tiled shower and a walk-in closet. You'II love the upgraded lighting throughout, brand new custom blinds, and fresh new flooring upstairs. The basement is unfinished and ready for your ideasâ€"with a rough-in for a future bathroom already in place. Outside, there's a block patio, partial fencing, and something that's hard to find in similar homes: extra parking behind the garage. It might not sound like a big deal now, but trust usâ€"you'II be glad it's there. Ohâ€"and did we mention? No condo fees.







Built in 2018

## **Essential Information**

MLS® # E4431455 Price \$410,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,195

Acres 0.00

Year Built 2018

Type Single Family

Sub-Type Residential Attached

Style 2 Storey

Status Active

## **Community Information**

Address 394 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3T6

## **Amenities**

Amenities Off Street Parking, On Street Parking, No Smoking Home

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Back Lane, Landscaped, Paved Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, Partially

Fenced

**Asphalt Shingles** Roof

Wood, Stone, Vinyl Construction

Foundation Concrete Perimeter

#### **School Information**

Elementary Dr. Lila Fahlman School

Middle Dr. Lila Fahlman School

Dr. Anne Anderson School High

### **Additional Information**

Date Listed April 17th, 2025

Days on Market

Zoning Zone 55

**HOA Fees** 144

HOA Fees Freq. Annually

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