

## \$174,900 - 45 446 Allard Boulevard, Edmonton

MLS® #E4436513

**\$174,900**

1 Bedroom, 1.00 Bathroom, 492 sqft

Condo / Townhouse on 0.00 Acres

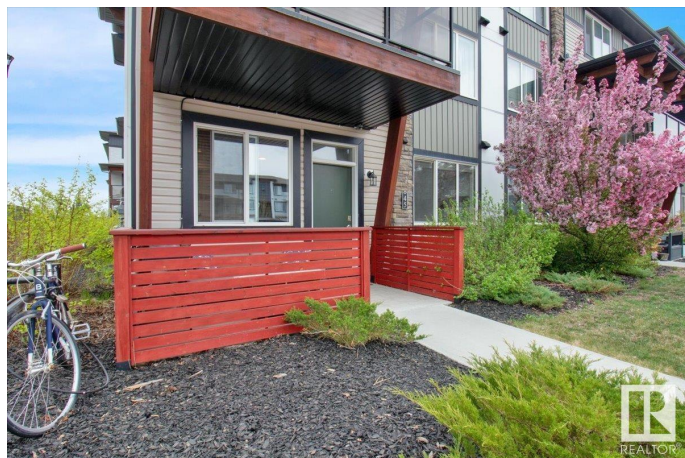
Allard, Edmonton, AB

Discover comfort and convenience in this charming bungalow townhouse nestled in the quiet, sought-after community of Allard. Perfectly suited for first-time buyers or downsizers, this 1-bedroom, 1-bathroom home offers modern living with no stairs, 9ft ceilings, and an open-concept layout that seamlessly connects the living and kitchen areas. The kitchen is equipped with stainless steel appliances, granite countertops, and plenty of storage. Enjoy relaxing evenings on your private patio or retreat to the spacious bedroom. Pet-friendly and located on the main floor with ample visitor parking just steps away. Low condo fees, a strong reserve fund, and a clean, modern feel make this home not only affordable but a smart investment. Don't miss your chance to own this beautifully maintained, move-in-ready home in Allard.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436513  |
| Price          | \$174,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 492       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 45 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Front Porch, Parking-Visitor |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 15th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 55 |
| Condo Fee      | \$150   |

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Listing information last updated on May 25th, 2025 at 12:32pm MDT