# \$299,000 - 22 735 Allard Boulevard, Edmonton

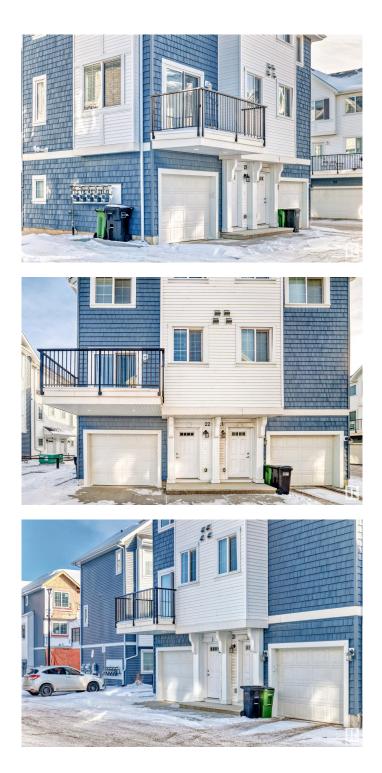
MLS® #E4423701

### \$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 minnute walk to K to 9 school, skating rink, very close to major box store shopping and amenties, 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 bbg 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
Туре	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 Parking Spaces Parking	Ceiling 9 ft., Parking-Visitor 1 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	62
Zoning	Zone 55
Condo Fee	\$146

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Listing information last updated on May 1st, 2025 at 8:02pm MDT