

# \$639,900 - 22 104 Allard Link, Edmonton

MLS® #E4438405

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,402 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to luxury living in Allard, where privacy and seclusion meet elegance and style. These homes are the perfect option for young families, empty nesters, or those looking to downsize without sacrificing luxury. These stunning bungalows are available in different options, featuring 2 bedrooms or 3 bedrooms with a den and fully finished basement. Enjoy entertaining in the huge recreation room in the basement, complete with a flex room and wet bar, perfect for hosting friends and family. Each home comes with a double attached garage, providing ample parking and storage space. In addition, each home includes stainless steel appliances, A/C, Quartz countertops, full landscaping, 60" electric fireplace and so much more! LIMITED UNITS AVAILABLE - don't miss out on the opportunity to make one of these stunning half duplex bungalows your new home.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438405  |
| Price      | \$639,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,402             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22 104 Allard Link |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2N2            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 55        |
| Condo Fee      | \$265          |

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Listing information last updated on June 17th, 2025 at 3:32am MDT