

## \$539,900 - 625 Allard Boulevard, Edmonton

MLS® #E4452798

**\$539,900**

3 Bedroom, 3.50 Bathroom, 1,997 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Just when you had given up hope, the perfect home in the SW community of Allard appeared! Offering 2682 sq ft of living space developed on all 4 levels, this is actually a 2.5 storey Jayman home with a fully finished basement + oversized truck sized double garage (22'™ deep). This home will charm you from the street with its cozy tree shaded front porch & stone accented pillars. Walk inside to your central air-cooled home or BBQ on your deck in the low maintenance fenced yard. Sunlight streams through the open layout with a fireplace warming the Great Room & the Chef's kitchen with loads of cabinets, sleek stainless steel appliances. Bedrooms are such a generous size & this flexible floor plan has 2 bedrooms & full bath on the 3rd floor, Primary Bedroom on 2nd Floor + 2 full baths & a Bonus Room " which could be converted to a 4th & possibly 5th Bedrooms. Game day is on with a pool table sized recroom. Just a block from Dr. Lila Fahlman K-6 Public School & walking distance to the community rink & park.

Built in 2011

### Essential Information

MLS® # E4452798

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,997                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 625 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0W6              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Detached, Over Sized                                                |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                       |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Dr. Lila Fahlman K-6 |
| Middle     | Dr. Lila Fahlman 7-9 |
| High       | Dr. Anne Anderson    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 55           |
| HOA Fees       | 135               |
| HOA Fees Freq. | Annually          |

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 August 20th, 2025 at 7:17pm MDT