

# \$295,000 - 66 446 Allard Boulevard, Edmonton

MLS® #E4434142

**\$295,000**

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

#66, 446 Allard Blvd SW is a sleek 2-bedroom, 2-bathroom townhouse ideal for first-time buyers or investors! This home features a bright, open-concept layout and offers a modern kitchen with stainless steel appliances, generous cabinetry, and a large island perfect for casual dining or entertaining. The living space is bathed in natural light, and upstairs you'll find two well-sized bedrooms, including a primary with an ensuite. Located in the vibrant Allard community, you're just minutes from grocery stores, restaurants, a recreation center, and Edmonton's newest high school. With easy access to QEII Highway, you're only 12 minutes from the airport and Premium Outlet Collection Mall. Low condo fees and a prime location make this a smart investment!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434142  |
| Price          | \$295,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,093     |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 66 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Single Garage Attached                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Lila Fahlman School |
| Middle     | Dr. Lila Fahlman schhol |
| High       | Dr. Anne Anderson       |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 65            |
| Zoning         | Zone 55       |
| Condo Fee      | \$278         |

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Listing information last updated on July 6th, 2025 at 4:32am MDT