

## **\$389,900 - 739 Allard Boulevard, Edmonton**

MLS® #E4442660

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,529 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Muse Townhomes is located in Allard - walking distance to Dr. Lila Fahlman school with the playground and outdoor arenas right there. Also has easy access to QE2, the Henday and 41 ave - easy commuting no matter where you need to go! Lots of great shopping & amenities close by. The new Des Rochers High school is also very close - perfect location! Former showhome, with A/C and all appliances included. The entry level has a large foyer/flex space that would be a great home office or exercise area. Double attached garage at the rear of this level. The main floor has a perfect kitchen design with u-shape cabinets, quartz counter tops & lots of cabinets. There is a balcony with gas BBQ outlet off the kitchen. The dining area is open to the large living room with cozy fireplace. The second storey has a spacious primary suite with walk-in closet & full ensuite. Two more bedrooms, a second full bath and the stacking laundry closet finish this level. LOW condo fees make this a perfect new home for you.

Built in 2017

### **Essential Information**

MLS® # E4442660

Price \$389,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	739 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W5

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, All Dryer, Garage Control, C Refrigerator, Stove-Electric, Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior



Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	76
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually
Condo Fee	\$250

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