

## \$309,000 - 59 446 Allard Boulevard, Edmonton

MLS® #E4445175

**\$309,000**

2 Bedroom, 2.50 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

2018 Rohit-built end-unit townhouse offers rare, uninterrupted park views from every window, thanks to its premium corner location—all overlooking a lush green space that creates a quiet and relaxing atmosphere. One of the few units in the complex with 2 full bathrooms plus a half bath, it features a stunning open-concept kitchen with a custom quartz waterfall island, built-in wine cooler, and matching Konto bar stools. Enjoy stainless steel appliances, full-height cabinetry, and direct deck access. Additional upgrades include 2020 flooring, a new washer/dryer combo (2024), and an enhanced furnace with humidifier and UV light. The spacious primary suite includes a walk-in closet and ensuite, while the second bedroom benefits from an extra window for natural light. All bathrooms feature ceramic tile and quartz counters, and both bedrooms have custom magnetic blackout blinds. A single garage with shelving, a full-size parking pad, and easy access to schools, shopping, public transit, and the Anthony Henday

Built in 2018

### Essential Information

MLS® # E4445175

Price \$309,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,033
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	59 446 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Television Connection, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Wine/Beverage Cooler, See Remarks
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, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$266

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 July 3rd, 2025 at 4:32am MDT