\$292,000 - 16 446 Allard Bv, Edmonton

MLS® #E4427120

\$292,000

2 Bedroom, 2.00 Bathroom, 1,076 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Ideal Investment or First-Time Buyer Opportunity in Allard! Discover this modern 2-bedroom, 2-bathroom townhouse in the community of Allard! this well-maintained home offers low-maintenance living with an affordable condo fee. Step inside to find a stylish open-concept main floor, featuring a contemporary kitchen with a large island topped with Quartz countertops, perfect for entertaining. The bright and spacious living area flows seamlessly to the west-facing deck, ideal for summer BBQs. Upstairs, enjoy the convenience of a second-floor laundry room and two generously sized bedrooms. The single attached garage plus additional driveway parking provides ample space for vehicles. Located in a vibrant community, Allard offers a skating rink, a new playground, and sports fields, making it perfect for families and active lifestyles. Don't miss your chance to call this beautiful townhouse home.



Built in 2019

Essential Information

MLS® #	E4427120	
Price	\$292,000	
Bedrooms	2	
Bathrooms	2.00	
Full Baths	2	

Square Footage	1,076
Acres	0.00
Year Built	2019
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	16 446 Allard Bv	
Area	Edmonton	
Subdivision	Allard	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6W 3S7	

Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings		
Heating	Forced Air-1, Natural Gas		
Stories	3		
Has Basement	Yes		
Basement	None, No Basement		

Exterior

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

Additional Information

March 23rd,	2025
	March 23rd,

Days on Market89ZoningZone 55

Condo Fee \$278

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