

\$179,900 - 70 446 Allard Boulevard, Edmonton

MLS® #E4463713

\$179,900

1 Bedroom, 0.50 Bathroom, 537 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Enjoy low-maintenance living in this bright corner main level unit townhome, perfectly situated in the quiet community of Allard. This well-kept 1-bedroom, 1-bath home offers 9ft ceilings, an open-concept layout, and a modern kitchen with granite countertops and stainless steel appliances. With no stairs, a private patio, and visitor parking just steps away, convenience is built right in. Low condo fees and a strong reserve fund, this move-in-ready home is perfect for first-time buyers or downsizers seeking comfort and style. Located close to schools, parks, playgrounds, and walking trails, with shopping, groceries, restaurants, and services only minutes away.

Built in 2018

Essential Information

MLS® #	E4463713
Price	\$179,900
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	537
Acres	0.00
Year Built	2018
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	70 446 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 27th, 2025
Days on Market	10
Zoning	Zone 55
Condo Fee	\$149

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 November 6th, 2025 at 1:32am MST