# \$295,000 - 16 446 Allard Bv, Edmonton

MLS® #E4427120

#### \$295,000

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	\$295,000	
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 Market 19

Zoning Zone 55

Condo Fee \$253

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