

## \$299,000 - 22 735 Allard Boulevard, Edmonton

MLS® #E4423701

**\$299,000**

2 Bedroom, 1.00 Bathroom, 952 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Immediate Possession - Outstanding Location

The MUSE in South West Edmonton in very sought after Allard Community. Just off James Mowat Trail on Allard Boulevard 2 minute

walk to K to 9 school, skating rink, very close to major box store shopping and amenities,

future LRT Expansion. Like New Gorgeous

Executive 3 storey townhome with Oversized Attached Garage and Balcony !! Modern Open Concept - great room style, with Chefs

Kitchen, quartz counters, tiled back splash, soft close cabinetry, laminate flooring, 6 appliances, all window coverings ... Two

Bedroom, with adjacent - flow through washroom option to primary bedroom, lots of windows for bright positive sunlight filled west front facing End Unit. The second storey west facing balcony, deck has a gas bbq hook up, ideal for entertainment and every day living. A

Beautiful Community with Secluded Newer Built Premiere Attached Garage Townhomes !!!

Built in 2018

### Essential Information

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Price \$299,000

Bedrooms 2

Bathrooms 1.00



Full Baths	1
Square Footage	952
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	22 735 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A8

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor
Parking Spaces	1
Parking	Over Sized, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 28th, 2025
Days on Market	58
Zoning	Zone 55
Condo Fee	\$146

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