

## \$289,900 - 66 446 Allard Boulevard, Edmonton

MLS® #E4451103

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

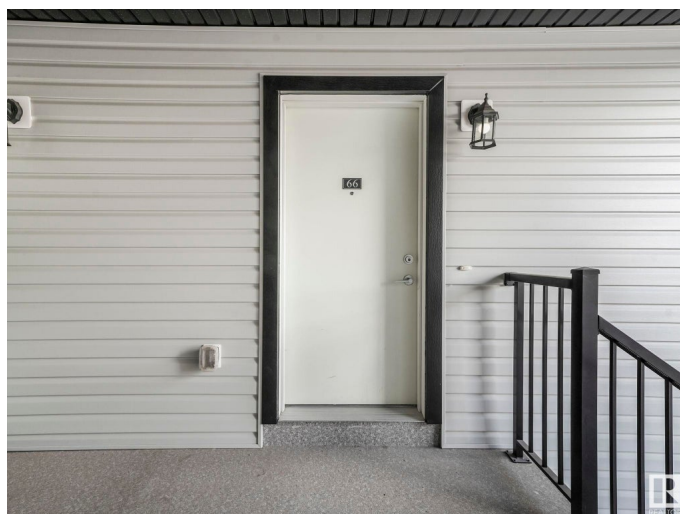
Allard, Edmonton, AB

#66, 446 Allard Blvd SW is a stylish 2-bedroom, 2-bath townhouse perfect for first-time buyers or savvy investors. The open-concept design is bright and welcoming, featuring a modern kitchen with stainless steel appliances, ample cabinetry, and a spacious island, ideal for casual meals or entertaining. Natural light fills the main living area, while upstairs offers two generously sized bedrooms, including a primary suite with its own ensuite. Set in the vibrant and growing community of Allard, you're minutes from grocery stores, restaurants, playgrounds, a recreation center, walking trails, and Edmonton's newest high school. With quick access to QEII, you're only 12 minutes from the airport and the Premium Outlet Collection Mall. Low condo fees, excellent access to amenities, and a prime location make this a standout opportunity for investors, singles, and young families alike.

Built in 2018

### Essential Information

MLS® #	E4451103
Price	\$289,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,093
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	66 446 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, 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, Curtains and Blinds
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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson

**Additional Information**

Date Listed	August 3rd, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$278

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Listing information last updated on August 4th, 2025 at 8:32am MDT