

\$309,000 - 59 446 Allard Boulevard, Edmonton

MLS® #E4445175

\$309,000

2 Bedroom, 2.50 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

2018 Rohit-built end-unit townhouse offers rare, uninterrupted park views from every window, thanks to its premium corner location—all overlooking a lush green space that creates a quiet and relaxing atmosphere. One of the few units in the complex with 2 full bathrooms plus a half bath, it features a stunning open-concept kitchen with a custom quartz waterfall island, built-in wine cooler, and matching Konto bar stools. Enjoy stainless steel appliances, full-height cabinetry, and direct deck access. Additional upgrades include 2020 flooring, a new washer/dryer combo (2024), and an enhanced furnace with humidifier and UV light. The spacious primary suite includes a walk-in closet and ensuite, while the second bedroom benefits from an extra window for natural light. All bathrooms feature ceramic tile and quartz counters, and both bedrooms have custom magnetic blackout blinds. A single garage with shelving, a full-size parking pad, and easy access to schools, shopping, public transit, and the Anthony Henday

Built in 2018

Essential Information

MLS® # E4445175

Price \$309,000



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,033 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 59 446 Allard Boulevard |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3S7 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Wine/Beverage Cooler, See Remarks |
| 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, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 1st, 2025 |
| Days on Market | 8 |
| Zoning | Zone 55 |
| Condo Fee | \$266 |

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Listing information last updated on July 9th, 2025 at 12:03pm MDT