

\$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. Donâ€™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
Type	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

Date Listed	March 23rd, 2025
-------------	------------------

Days on Market	30
Zoning	Zone 55
Condo Fee	\$253

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 April 22nd, 2025 at 3:47am MDT