

## \$424,900 - 382 Allard Boulevard, Edmonton

MLS® #E4430401

**\$424,900**

4 Bedroom, 3.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning side unit triplex in Allard, where modern elegance meets comfort. This beautifully designed property features spacious living areas filled with natural light, a gourmet kitchen perfect for entertaining, and a finished basement for added space. Enjoy the convenience of a double detached garage and a fully landscaped, fenced yard, making it ideal for families. With no condo fees and located in a family-friendly neighborhood, you'll have easy access to parks, schools, and shopping. Don't miss the opportunity to make this your dream home!

Built in 2017

### Essential Information

MLS® #	E4430401
Price	\$424,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey



Status Active

## Community Information

Address 382 Allard Boulevard  
Area Edmonton  
Subdivision Allard  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 1A8

## Amenities

Amenities On Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home  
Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

## Exterior

Exterior Wood, Asphalt, Stone, Vinyl  
Exterior Features Airport Nearby, Back Lane, Fenced, Landscaped, Schools  
Roof Asphalt Shingles  
Construction Wood, Asphalt, Stone, Vinyl  
Foundation Concrete Perimeter

## Additional Information

Date Listed April 11th, 2025  
Days on Market 8  
Zoning Zone 55  
HOA Fees 140  
HOA Fees Freq. Annually

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