

## \$174,900 - 45 446 Allard Boulevard, Edmonton

MLS® #E4436513

**\$174,900**

1 Bedroom, 1.00 Bathroom, 492 sqft

Condo / Townhouse on 0.00 Acres

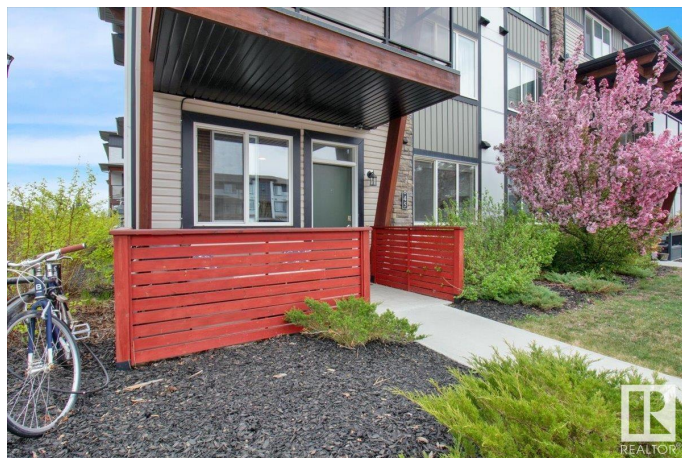
Allard, Edmonton, AB

Discover comfort and convenience in this charming bungalow townhouse nestled in the quiet, sought-after community of Allard. Perfectly suited for first-time buyers or downsizers, this 1-bedroom, 1-bathroom home offers modern living with no stairs, 9ft ceilings, and an open-concept layout that seamlessly connects the living and kitchen areas. The kitchen is equipped with stainless steel appliances, granite countertops, and plenty of storage. Enjoy relaxing evenings on your private patio or retreat to the spacious bedroom. Pet-friendly and located on the main floor with ample visitor parking just steps away. Low condo fees, a strong reserve fund, and a clean, modern feel make this home not only affordable but a smart investment. Donâ€™t miss your chance to own this beautifully maintained, move-in-ready home in Allard.

Built in 2016

### Essential Information

MLS® #	E4436513
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	492



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	45 446 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3S7

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Front Porch, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	May 15th, 2025
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Days on Market	3
Zoning	Zone 55
Condo Fee	\$150

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Listing information last updated on May 18th, 2025 at 5:32am MDT