

## \$525,000 - 571 Allard Boulevard, Edmonton

MLS® #E4451174

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Modern, Air-Conditioned Home in Desirable Allard! This spacious 3 bedroom + den, 2.5 bathroom home offers nearly 2,000 sq ft of stylish, upgraded living. The open-concept main floor features hardwood flooring, 9-ft ceilings, a mantle & tile-surround gas fireplace, 2 pc powder room, and a chef's kitchen with large island, and stainless steel appliances. Upstairs, you'll find a generous primary suite with a 4 pc ensuite and walk-in closet, a second bedroom, a versatile den (easily used as a 4th bedroom), and another full 4 pc bath. The upper level adds a third bedroom, a bright and spacious bonus room, and access to a balcony. The unfinished basement offers space for future development, including a 4th bedroom, bathroom (roughed in), Rec Room area, and storage. Additional highlights include a double garage with 200 Amp service, and an ideal location just steps to a K-9 school, playgrounds, walking paths, and minutes from shopping and the airport. A fantastic home in a family-friendly neighbourhood.

Built in 2011

### Essential Information

MLS® # E4451174

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 571 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0X4              |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Vinyl Windows |
| Parking   | Double Garage Detached                              |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Mantel, Tile Surround                                                                                                    |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 55          |
| HOA Fees       | 141              |
| HOA Fees Freq. | Annually         |

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 August 18th, 2025 at 7:17am MDT