

**\$609,000 - 473 Allard Boulevard, Edmonton**

MLS® #E4449537

**\$609,000**

4 Bedroom, 3.50 Bathroom, 1,565 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Located in the family-friendly community of Allard, this well-maintained home features a double attached garage and a large fenced backyard. The bright kitchen offers ample storage, a corner pantry, and opens to a deck—perfect for entertaining. Upstairs has 3 spacious bedrooms, laundry, and a 5-piece ensuite with a soaker tub in the primary bedroom. Bonus: Fully developed LEGAL basement suite with separate entrance, its own laundry, furnace, and 1 bed/1 bath—great for extra income! Close to schools, shopping, transit, Henday, QE2, and the airport.

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449537               |
| Price          | \$609,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,565                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 473 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3C2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 3                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 55         |

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 3rd, 2025 at 11:32am MDT