

\$449,980 - 287 Allard Boulevard, Edmonton

MLS® #E4465487

\$449,980

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

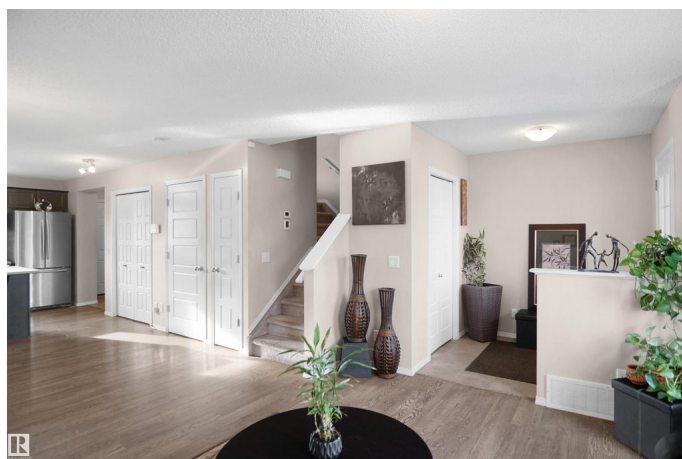
Allard, Edmonton, AB

This beautifully maintained 1,356 sq. ft. home is located in the sought-after community of Allard, known for its family-friendly atmosphere and unbeatable convenience. Youâ€™ll love being just minutes from shopping, schools, parks, golf courses, and the Edmonton International Airport , everything you need is right at your doorstep. Step inside to discover a bright, open-concept main floor thatâ€™s perfect for entertaining or relaxing with family. The spacious living area flows seamlessly into the modern kitchen and dining space, creating a warm and welcoming environment. Upstairs, youâ€™ll find three comfortable bedrooms and two full bathrooms, including a lovely primary suite. The home is in great shape and ready for you to move right in and just unpack and enjoy. Whether youâ€™re a first-time buyer, a growing family, or an investor looking for a turnkey property in a great location, this home checks all the boxes.

Built in 2015

Essential Information

MLS® #	E4465487
Price	\$449,980
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	287 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H5

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 12th, 2025
Zoning Zone 55
HOA Fees 141
HOA Fees Freq. Annually

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