Courtesy Of Mary Rose Catindig Of MaxWell Challenge Realty

# $349,800 - 16 735 Allard Boulevard, Edmonton

MLS® #E4442219

**$349,800**
2 Bedroom, 2.50 Bathroom, 1,159 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Discover the perfect blend of comfort and convenience in this stunning end-unit townhome in the highly sought-after Allard community! With easy access to the Henday and just minutes from the airport, this home offers an unbeatable location. Enjoy walking distance to shopping, parks, playgrounds, and a K-9 school. Inside, the bright and modern open-concept main floor is designed for both coziness and spaciousness, featuring sleek quartz counters, a stylish tile backsplash, soft-close cabinets, and stainless steel appliances. A convenient half bath completes the main floor. Upstairs, the luxurious primary bedroom offers a 3-piece ensuite, walk-in closet, and a second bedroom, plus an additional full bath and laundry room. Step out onto your private balcony for some fresh air, and enjoy the attached garage with extra visitor parking just steps away. With A/C to keep you comfortable year-round, this home is a true gemâ€”perfect for those seeking both style and practicality!

Built in 2021

## Essential Information

| | |
|---|---|
| MLS® # | E4442219 |
| Price | $349,800 |
| Bedrooms | 2 |

| | |
|---|---|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,159 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 16 735 Allard Boulevard |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3W5 |

## Amenities

| | |
|---|---|
| Amenities | Air Conditioner, Ceiling 9 ft. |
| Parking | Double Garage Attached |

## Interior

| | |
|---|---|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

## Exterior

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | June 13th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 55 |
| HOA Fees | 75 |
| HOA Fees Freq. | Annually |
| Condo Fee | $213 |

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Listing information last updated on July 4th, 2025 at 5:17am MDT