# \$409,000 - 9 735 Allard Boulevard, Edmonton

MLS® #E4428662

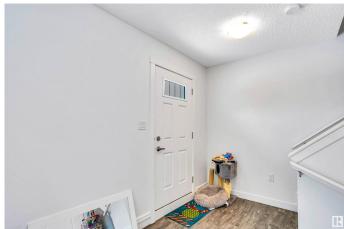
### \$409,000

3 Bedroom, 2.50 Bathroom, 1,734 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

This 3-bedroom townhome had occupancy granted in Jan 2024 (Only 1 years old!). Located within the desirable community of Allard. It features 2.5 baths and a double attached garage. One of the largest available designs in the complex, the home comes with an open concept main floor featuring 9' ceilings and upgraded features. Perfect for entertaining with the kitchen offering a large island, quartz countertops and stainless-steel appliances as well as tons of cabinetry and a 2 pce bath as well. Laundry is conveniently located on the Bedroom level and the Primary bedroom has an ensuite bath w/oversized shower. 2 more bedrooms up as well as the 4 pc main bath. Double attached Garage, Massive Balcony and a Den on the main floor finish the home off. Located within walking distance to the K-9 School and driving distance to other major amenities...First time homebuyer or Looking for an investment to add to your portfolio? This home is already tenanted with an amazing tenant who wants to stay! Make this one yours!







Built in 2022

# **Essential Information**

MLS® # E4428662 Price \$409,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,734

Acres 0.00

Year Built 2022

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 9 735 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3W5

#### **Amenities**

Amenities Deck, Detectors Smoke, Parking-Visitor, Vacuum System-Roughed-In

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood

Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window

Coverings

Heating Forced Air-1, Natural Gas, See Remarks

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Dr. Lila Fahlman

Middle Dr. Lila Fahlman

High Dr. Anne Anderson

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 24

Zoning Zone 55 HOA Fees 70.88

HOA Fees Freq. Annually

Condo Fee \$184

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 April 26th, 2025 at 3:02am MDT