

# \$409,900 - 11 735 Allard Boulevard, Edmonton

MLS® #E4445106

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

The MUSE in Allard South West Edmonton is another Premiere Town-house project by Park Homes! This 50 unit complex has LOCATION written all over it. Situated off James Mowatt Trail on Allard Blvd and down the street from DR. Lila Fahlman k-9 school and Skating rink, The complex is within walking distance to all amenities, and will be walking distance to the LRT expansion... This 3 storey End unit townhouse offers a modern open concept space with gorgeous kitchen featuring quartz counters throughout, tiled back-splash, soft closing cabinetry, and vinyl plank flooring on the main floor complete with 6 upgraded appliances. This 3 bedroom design comes with a 2nd storey deck for those summer BBQ's, A Spacious garage and the Alberta New Home warranty program with low condo fees making this a perfect place to start a family, downsize, or keep as an investment property. Possession slated for Sept of 2025, Come see this Brand New End Unit Townhome under construction today!

Built in 2025

## Essential Information

MLS® # E4445106

Price \$409,900

Bedrooms 3



park homes



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,602             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 735 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 1A8                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 55         |
| Condo Fee      | \$256           |

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Listing information last updated on August 29th, 2025 at 9:02am MDT