

## \$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 gem—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	3
Zoning	Zone 55
HOA Fees	75
HOA Fees Freq.	Annually
Condo Fee	\$213

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