

## \$509,900 - 389 Allard Boulevard, Edmonton

MLS® #E4435585

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Awesome Allard location for this Jayman build two story - the Renew model offers a stunning open to below feature that floods the lower level with natural light. Framed by spindle railing, this unique feature is a highlight of the main floor. The spacious great room is open to the amazing kitchen designed with the family cook in mind - pantry, stainless steel appliances & large island with eating bar and quartz counter tops. A spacious dining area has an 11' ceiling and lots of natural light. A two pce. bathroom is conveniently located. The upper level has a spacious primary suite with walk-in closet and a full ensuite bath; two more good sized bedrooms and a second full bath complete this level. The lower level offers a large family room, storage, laundry, a full bath and a large flex/bonus room that can be a bedroom, den or whatever your family needs it to be! The backyard is fenced and has a deck and double garage.

Built in 2016

### Essential Information

MLS® #	E4435585
Price	\$509,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,423
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	389 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T5

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	40
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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 June 17th, 2025 at 1:02pm MDT