

Courtesy Of Ava Meng And Ian Choi Of MaxWell Polaris

# \$388,800 - 753 Allard Boulevard, Edmonton

MLS® #E4455053

**\$388,800**

3 Bedroom, 2.50 Bathroom, 1,530 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this 3-storey townhouse in Allard that offers all the features of a single-family home for under \$400K! With 3 bedrooms, 2.5 bathrooms, a versatile den, upgraded water softener, and a double attached garage that lets you enter directly into the home—no cold winter walks from the garage, this property is both practical and inviting. The second level features an open-concept layout with 9' ceilings, wide plank laminate flooring, and south-facing windows that fill the home with natural light. The modern U-shaped kitchen boasts quartz countertops, stainless steel appliances, and ample cabinetry, opening to a spacious dining area, cozy living room, half bath, and a large balcony with BBQ hook-up. Upstairs, you™ll find three bedrooms including a primary suite with ensuite, a 4-piece main bath, and in-suite laundry. Walking distance to Dr. Lila Fahlman and Dr. Anne Anderson schools, this home combines comfort, location, and unbeatable value.

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455053  |
| Price     | \$388,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,530             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 753 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3W5              |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | None, No Basement                                                                         |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Airport Nearby, Commercial, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Lila Fahlman School |
| Middle     | St. Thomas Aquinas      |
| High       | Dr. Anne Anderson       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 55           |
| Condo Fee      | \$247             |

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Listing information last updated on September 18th, 2025 at 9:47am MDT