

## \$424,900 - 382 Allard Boulevard, Edmonton

MLS® #E4430401

**\$424,900**

4 Bedroom, 3.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning side unit triplex in Allard, where modern elegance meets comfort. This beautifully designed property features spacious living areas filled with natural light, a gourmet kitchen perfect for entertaining, and a finished basement for added space. Enjoy the convenience of a double detached garage and a fully landscaped, fenced yard, making it ideal for families. With no condo fees and located in a family-friendly neighborhood, you'll have easy access to parks, schools, and shopping. Don't miss the opportunity to make this your dream home!

Built in 2017

### Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4430401             |
| Price          | \$424,900            |
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,076                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |



Status                      Active

**Community Information**

Address                    382 Allard Boulevard  
Area                        Edmonton  
Subdivision              Allard  
City                        Edmonton  
County                    ALBERTA  
Province                 AB  
Postal Code              T6W 1A8

**Amenities**

Amenities                On Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home  
Parking                   Double Garage Detached

**Interior**

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

**Exterior**

Exterior                  Wood, Asphalt, Stone, Vinyl  
Exterior Features        Airport Nearby, Back Lane, Fenced, Landscaped, Schools  
Roof                        Asphalt Shingles  
Construction            Wood, Asphalt, Stone, Vinyl  
Foundation              Concrete Perimeter

**Additional Information**

Date Listed                April 11th, 2025  
Days on Market          7  
Zoning                     Zone 55  
HOA Fees                 140  
HOA Fees Freq.          Annually

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