

## \$269,900 - 14 446 Allard Boulevard, Edmonton

MLS® #E4455439

**\$269,900**

2 Bedroom, 2.50 Bathroom, 1,000 sqft

Condo / Townhouse on 0.00 Acres

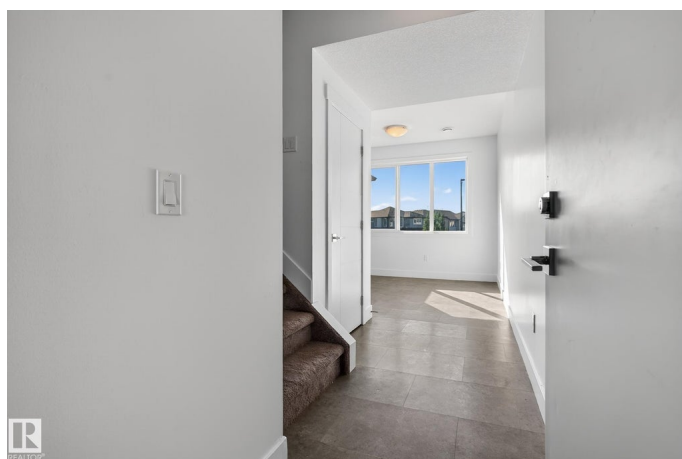
Allard, Edmonton, AB

Welcome to 14 446 Allard BV SW! This stylish 2-storey townhome resides in the heart of Allard! Featuring 2 spacious bedrooms and 2.5 bathrooms (including a private ensuite) this modern unit offers granite countertops, stainless steel appliances, and a convenient main-floor powder room. Enjoy the added bonus of your own attached garage and low-maintenance living. Located steps from acres of parkland and wetlands, playgrounds, sports fields, and scenic walking trails. The townhome is also minutes to Blackmud Creek Ravine, schools, shopping, public transit, and the new LRT access. Whether you're a first-time buyer or investor, this is a perfect blend of comfort, style, and convenience. Move in and enjoy all that Allard has to offer!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455439  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,000     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2019              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 14 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                       |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Stone, Vinyl                       |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 55           |

Condo Fee                      \$266

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Listing information last updated on September 4th, 2025 at 4:03pm MDT