

## \$409,000 - 9 735 Allard Boulevard, Edmonton

MLS® #E4428662

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,734 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

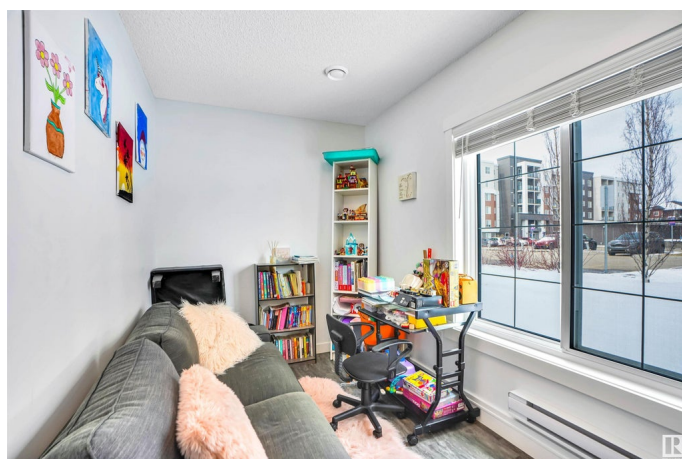
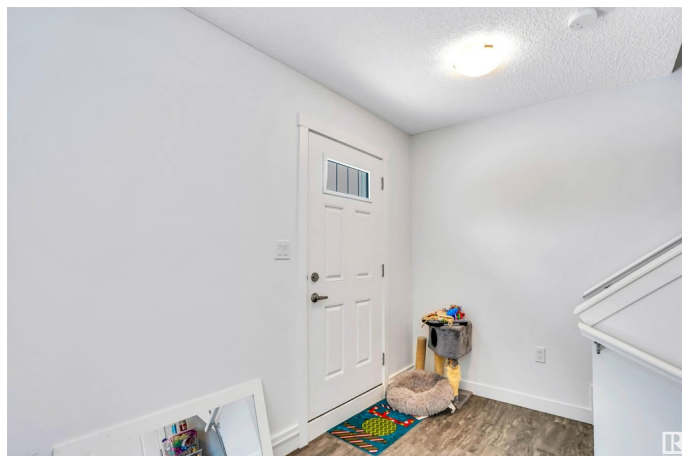
This 3-bedroom townhome had occupancy granted in Jan 2024 (Only 1 years old!). Located within the desirable community of Allard, It features 2.5 baths and a double attached garage. One of the largest available designs in the complex, the home comes with an open concept main floor featuring 9'6"™ ceilings and upgraded features. Perfect for entertaining with the kitchen offering a large island, quartz countertops and stainless-steel appliances as well as tons of cabinetry and a 2 pce bath as well. Laundry is conveniently located on the Bedroom level and the Primary bedroom has an ensuite bath w/oversized shower. 2 more bedrooms up as well as the 4 pc main bath. Double attached Garage, Massive Balcony and a Den on the main floor finish the home off. Located within walking distance to the K-9 School and driving distance to other major amenities...First time homebuyer or Looking for an investment to add to your portfolio? This home is already tenanted with an amazing tenant who wants to stay! Make this one yours!

Built in 2022

### Essential Information

MLS® # E4428662

Price \$409,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,734             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9 735 Allard Boulevard |
| Area        | Edmonton               |
| Subdivision | Allard                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 3W5                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor, Vacuum System-Roughed-In |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas, See Remarks   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Dr. Lila Fahlman  |
| Middle     | Dr. Lila Fahlman  |
| High       | Dr. Anne Anderson |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 55         |
| HOA Fees       | 70.88           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$184           |

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 April 28th, 2025 at 5:47am MDT