

# \$179,900 - 70 446 Allard Boulevard, Edmonton

MLS® #E4463713

## \$179,900

1 Bedroom, 0.50 Bathroom, 537 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Enjoy low-maintenance living in this bright corner main level unit townhome, perfectly situated in the quiet community of Allard. This well-kept 1-bedroom, 1-bath home offers 9ft ceilings, an open-concept layout, and a modern kitchen with granite countertops and stainless steel appliances. With no stairs, a private patio, and visitor parking just steps away, convenience is built right in. Low condo fees and a strong reserve fund, this move-in-ready home is perfect for first-time buyers or downsizers seeking comfort and style. Located close to schools, parks, playgrounds, and walking trails, with shopping, groceries, restaurants, and services only minutes away.

Built in 2018

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463713          |
| Price          | \$179,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 0.50              |
| Half Baths     | 1                 |
| Square Footage | 537               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | Bungalow  |
| Status   | Active    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 70 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Stall                          |

### Interior

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

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                     |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 55            |
| Condo Fee      | \$149              |

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Listing information last updated on November 2nd, 2025 at 7:32pm MST