

\$449,980 - 287 Allard Boulevard, Edmonton

MLS® #E4465487

\$449,980

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

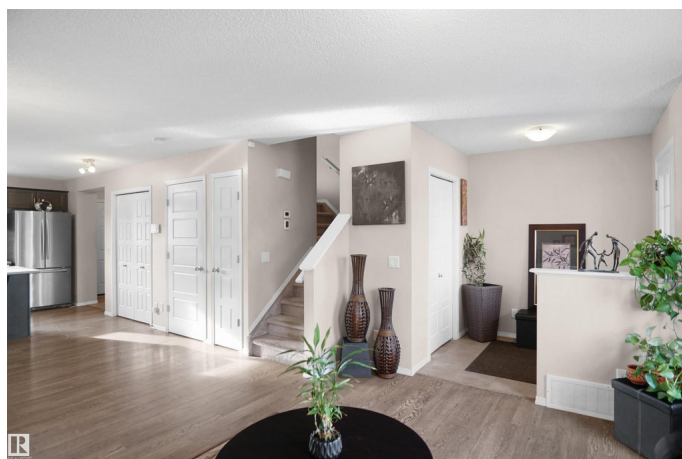
Allard, Edmonton, AB

This beautifully maintained 1,356 sq. ft. home is located in the sought-after community of Allard, known for its family-friendly atmosphere and unbeatable convenience. Youâ€™ll love being just minutes from shopping, schools, parks, golf courses, and the Edmonton International Airport , everything you need is right at your doorstep. Step inside to discover a bright, open-concept main floor thatâ€™s perfect for entertaining or relaxing with family. The spacious living area flows seamlessly into the modern kitchen and dining space, creating a warm and welcoming environment. Upstairs, youâ€™ll find three comfortable bedrooms and two full bathrooms, including a lovely primary suite. The home is in great shape and ready for you to move right in and just unpack and enjoy. Whether youâ€™re a first-time buyer, a growing family, or an investor looking for a turnkey property in a great location, this home checks all the boxes.

Built in 2015

Essential Information

MLS® #	E4465487
Price	\$449,980
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	287 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H5

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 12th, 2025
Days on Market 9
Zoning Zone 55
HOA Fees 141
HOA Fees Freq. Annually

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