

\$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

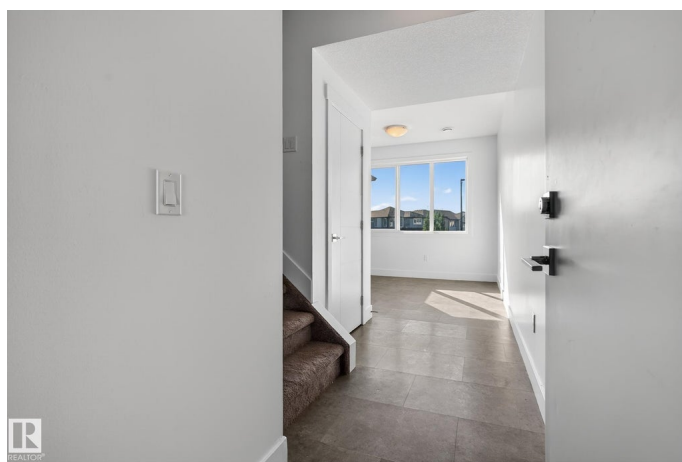
Allard, Edmonton, AB

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	16
Zoning	Zone 55

Condo Fee \$266

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 September 15th, 2025 at 5:17pm MDT