

## \$214,900 - N/A, Edmonton

MLS® #E4433744

**\$214,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

**ATTN: INVESTORS OR FIRST TIME BUYER!**

Modern Living Awaits You! Discover this stunning 2nd-floor condo (820 SQ.FT) in the sought-after Allard community, South Edmonton. This bright & spacious unit offers 2 BEDROOMS, 2 full Bathrooms, & a versatile DEN. The open-concept kitchen is a chef's dream, featuring stainless steel appliances & elegant granite countertops. Relax in the primary bedroom with a walk-through closet & a 4-piece ensuite. The second bedroom is generously sized, with an additional 4-piece bathroom nearby. Enjoy the convenience of in-suite laundry with a front-load washer and dryer, and unwind on the large covered balcony WITH GLASS OF CHAMPAGNE/TEA. ONE TITLED HEATED UNDERGROUND PARKING, NEED a 2ND STALL? it's AVAILABLE SEPARATELY. Located close to top schools, shopping centers, bus routes, Anthony Henday, Calgary Trail, and Edmonton International Airport, this condo is a perfect blend of style and convenience. Don't miss your chance to call it home!

Built in 2016

### Essential Information

MLS® # E4433744

Price \$214,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 760                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Allard   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 3L6  |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | No Smoking Home, See Remarks |
| Parking   | Underground                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | See Remarks, Vinyl  |
| Exterior Features | Airport Nearby, Flat Site, Picnic Area, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | See Remarks, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 55       |
| HOA Fees       | 70.88         |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$399         |

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Listing information last updated on May 2nd, 2025 at 2:47pm MDT