

# \$284,900 - 66 446 Allard Boulevard, Edmonton

MLS® #E4451103

**\$284,900**

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

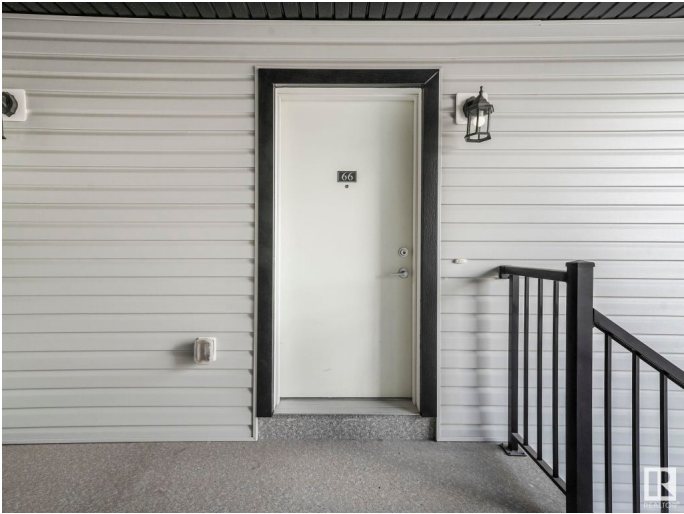
Allard, Edmonton, AB

#66, 446 Allard Blvd SW is a stylish 2-bedroom, 2-bath townhouse perfect for first-time buyers or savvy investors. The open-concept design is bright and welcoming, featuring a modern kitchen with stainless steel appliances, ample cabinetry, and a spacious island, ideal for casual meals or entertaining. Natural light fills the main living area, while upstairs offers two generously sized bedrooms, including a primary suite with its own ensuite. Set in the vibrant and growing community of Allard, you're minutes from grocery stores, restaurants, playgrounds, a recreation center, walking trails, and Edmonton's newest high school. With quick access to QEII, you're only 12 minutes from the airport and the Premium Outlet Collection Mall. Low condo fees, excellent access to amenities, and a prime location make this a standout opportunity for investors, singles, and young families alike.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451103  |
| Price      | \$284,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,093             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 66 446 Allard Boulevard |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3S7                 |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Single Garage Attached                                  |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | None, No Basement                                                                                                               |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                         |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                  |

### School Information

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 55          |
| Condo Fee      | \$278            |

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Listing information last updated on August 20th, 2025 at 8:47pm MDT