

## \$449,980 - 287 Allard Boulevard, Edmonton

MLS® #E4465487

**\$449,980**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

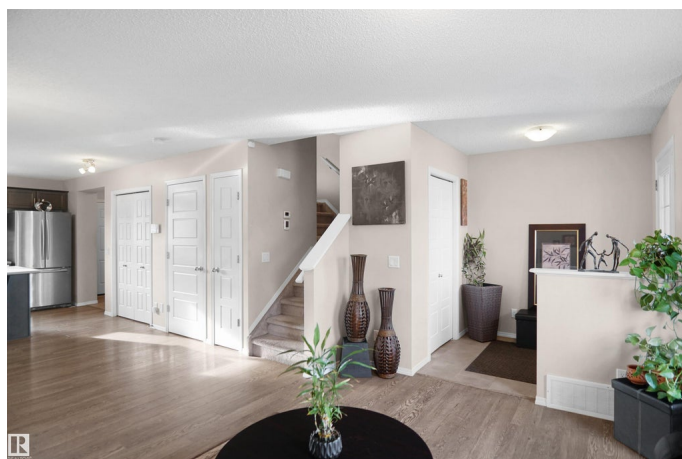
Allard, Edmonton, AB

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                6  
Zoning                              Zone 55  
HOA Fees                         141  
HOA Fees Freq.                Annually

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Listing information last updated on November 18th, 2025 at 10:32am MST