

Courtesy Of Eduard Deprato Of Sweetly

## \$410,000 - 388 Allard Boulevard, Edmonton

MLS® #E4466108

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Step into this refreshed and move-in-ready 3-bedroom, 2.5-bath end-unit home with no condo fees! Newly painted and carpeted throughout, it offers a bright and inviting 1,176 sq ft layout. The main floor welcomes you with a warm, light-filled living room with a charming fireplace, flowing into a well-designed kitchen featuring stainless steel appliances, plenty of storage, and an efficient workspace. A convenient 2-pc powder room is also located on this level. Upstairs, all three bedrooms are thoughtfully sized, with the primary bedroom offering a walk-in closet and its own 3-pc ensuite. You'll also appreciate the full 4-pc main bath and the practicality of upper-floor laundry. One of the standout perks is the separate side entrance—ideal for anyone considering a future basement suite. The newly finished landscaping, fully fenced yard and heated 20'—20' double detached garage add even more value. Situated close to parks, schools, and shopping, this home checks all the boxes!

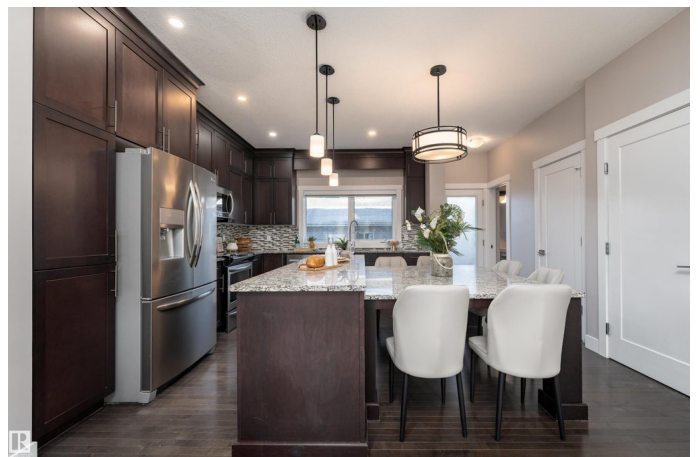
Built in 2017

### Essential Information

MLS® # E4466108

Price \$410,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,177                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 388 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3T6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Tile Surround                                                                        |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Park/Reserve, Playground Nearby, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Zoning         | Zone 55             |
| HOA Fees       | 141.75              |
| HOA Fees Freq. | Annually            |

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 November 18th, 2025 at 7:02pm MST