

Courtesy Of Sal S Haji Of MaxWell Polaris

## \$409,000 - 9 735 Allard Boulevard, Edmonton

MLS® #E4428662

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,734 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

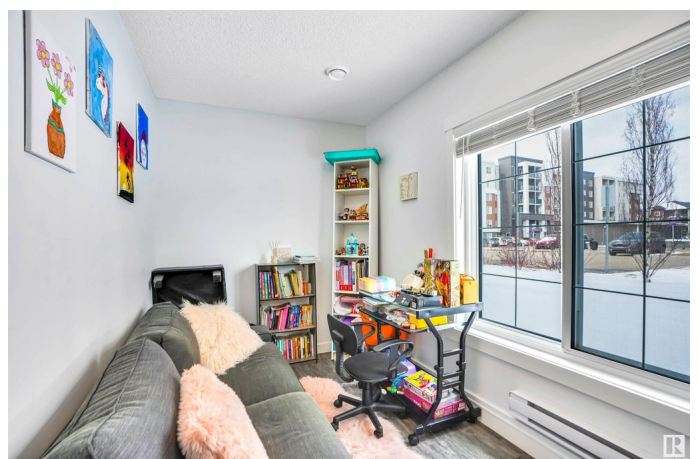
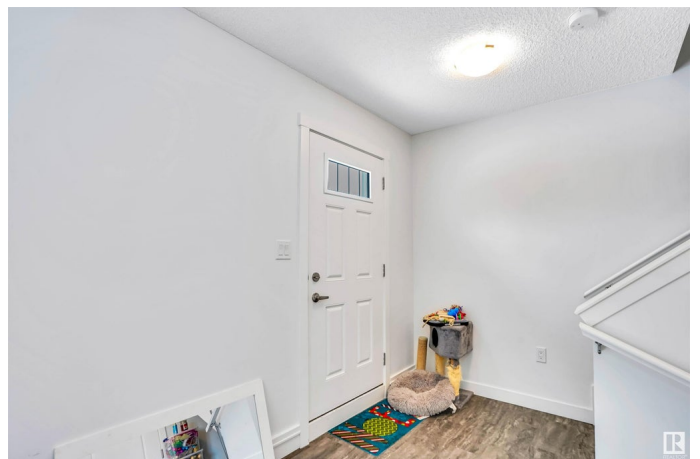
This 3-bedroom townhome had occupancy granted in Jan 2024 (Only 1 years old!). Located within the desirable community of Allard, It features 2.5 baths and a double attached garage. One of the largest available designs in the complex, the home comes with an open concept main floor featuring 9â€™™ ceilings and upgraded features. Perfect for entertaining with the kitchen offering a large island, quartz countertops and stainless-steel appliances as well as tons of cabinetry and a 2 pce bath as well. Laundry is conveniently located on the Bedroom level and the Primary bedroom has an ensuite bath w/oversized shower. 2 more bedrooms up as well as the 4 pc main bath. Double attached Garage, Massive Balcony and a Den on the main floor finish the home off. Located within walking distance to the K-9 School and driving distance to other major amenities...First time homebuyer or Looking for an investment to add to your portfolio?This home is already tenanted with an amazing tenant who wants to stay! Make this one yours!

Built in 2022

### Essential Information

MLS® # E4428662

Price \$409,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.00
Year Built	2022
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	9 735 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W5

### **Amenities**

Amenities	Deck, Detectors Smoke, Parking-Visitor, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas, See Remarks
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Lila Fahlman  
Middle Dr. Lila Fahlman  
High Dr. Anne Anderson

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 6  
Zoning Zone 55  
HOA Fees 70.88  
HOA Fees Freq. Annually  
Condo Fee \$184

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Listing information last updated on April 8th, 2025 at 4:17pm MDT