

\$525,000 - 571 Allard Boulevard, Edmonton

MLS® #E4451174

\$525,000

3 Bedroom, 2.50 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Modern, Air-Conditioned Home in Desirable Allard! This spacious 3 bedroom + den, 2.5 bathroom home offers nearly 2,000 sq ft of stylish, upgraded living. The open-concept main floor features hardwood flooring, 9-ft ceilings, a mantle & tile-surround gas fireplace, 2 pc powder room, and a chef's kitchen with large island, and stainless steel appliances. Upstairs, you'll find a generous primary suite with a 4 pc ensuite and walk-in closet, a second bedroom, a versatile den (easily used as a 4th bedroom), and another full 4 pc bath. The upper level adds a third bedroom, a bright and spacious bonus room, and access to a balcony. The unfinished basement offers space for future development, including a 4th bedroom, bathroom (roughed in), Rec Room area, and storage. Additional highlights include a double garage with 200 Amp service, and an ideal location just steps to a K-9 school, playgrounds, walking paths, and minutes from shopping and the airport. A fantastic home in a family-friendly neighbourhood.

Built in 2011

Essential Information

MLS® # E4451174

Price \$525,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,953
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	571 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0X4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	24
Zoning	Zone 55
HOA Fees	141
HOA Fees Freq.	Annually

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