

## \$620,000 - 606 Allard Boulevard, Edmonton

MLS® #E4440432

**\$620,000**

4 Bedroom, 3.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

SPACIOUS ALLARD HOME w. BASEMENT w. OWN KITCHEN AND ENTRANCE! This nearly 2000 sq. ft., 3 + 1 bedroom home, 3.5 bathrooms is perfect for extended family. The main floor has beautiful maple hardwood, a stone facing gas fireplace, half-bath and mudroom. Kitchen continues with maple cupboard, island, stainless steel appliances, walk-in pantry AND QUARTZ COUNTERTOPS. Second level offers large primary suite w. walk-in closet and five pc ensuite. 2 more bedrooms and another family room perfect for media, play room, or office. BASEMENT HAS ITS OWN ENTRANCE, KITCHEN, LAUNDRY, BATHROOM and heat source. Yard is fenced with nice deck and landscaped. Double attached garage. Situated in family neighborhood, this home is close to schools, amenities, Henday and airport.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440432  |
| Price          | \$620,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,991     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 606 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0W8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Vinyl Windows |
| Parking   | Double Garage Attached                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                15

Zoning                            Zone 55

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Listing information last updated on June 20th, 2025 at 8:17am MDT