# \$389,900 - 739 Allard Boulevard, Edmonton

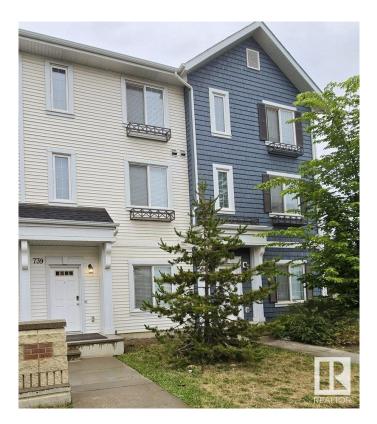
MLS® #E4442660

#### \$389,900

3 Bedroom, 2.50 Bathroom, 1,529 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Muse Townhomes is located in Allard - walking distance to Dr. Lila Fahlman school with the playground and outdoor arenas right there. Also has easy access to QE2, the Henday and 41 ave - easy commuting no matter where you need to go! Lots of great shopping & amenities close by. The new Des Rochers High school is also very close - perfect location! Former showhome, with A/C and all appliances included. The entry level has a large fover/flex space that would be a great home office or exercise area. Double attached garage at the rear of this level. The main floor has a perfect kitchen design with u-shape cabinets, quartz counter tops & lots of cabinets. There is a balcony with gas BBQ outlet off the kitchen. The dining area is open to the large living room with cozy fireplace. The second storey has a spacious primary suite with walk-in closet & full ensuite. Two more bedrooms, a second full bath and the stacking laundry closet finish this level. LOW condo fees make this a perfect new home for you.



Built in 2017

#### **Essential Information**

| MLS® # | E4442660  |
|--------|-----------|
| Price  | \$389,900 |

| Bedrooms       | 3                 |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,529             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 and Half Storey |
| Status         | Active            |

## **Community Information**

| Address     | 739 Allard Boulevard |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3W5              |
|             |                      |

## Amenities

| Amenities | Air Conditioner        |
|-----------|------------------------|
| Parking   | Double Garage Attached |

### Interior

| Interior Features<br>Appliances | ensuite bathroom<br>Air Conditioning-Central, Al<br>Dryer, Garage Control, G<br>Refrigerator, Stove-Electric,<br>Blinds |
|---------------------------------|---|
| Heating                         | Forced Air-1, Natural Gas   |
| Fireplace                       | Yes   |
| Fireplaces                      | Glass Door  |
| Stories                         | 3   |
| Has Basement                    | Yes   |
| Basement                        | None, No Basement   |





## Exterior

| Exterior          | Wood, Vinyl                                 |
|-------------------|---|
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

#### **Additional Information**

| June 13th, 2025 |
|-----------------|
| 61              |
| Zone 55         |
| 200             |
| Annually        |
| \$250           |
|                 |

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Listing information last updated on August 13th, 2025 at 2:02pm MDT