

## \$549,900 - 571 Allard Boulevard, Edmonton

MLS® #E4451174

**\$549,900**

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 \$549,900



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	2
Zoning	Zone 55
HOA Fees	141
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 August 7th, 2025 at 3:47am MDT