

## \$420,000 - 388 Allard Boulevard, Edmonton

MLS® #E4462604

### \$420,000

3 Bedroom, 2.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Freshly painted and newly carpeted throughout, this beautifully updated 3-bed, 2.5-bath end-unit with no condo fees stands out with its separate side entrance, offering fantastic potential for a future basement suite. With 1,176 sq ft of bright, comfortable living space, the main floor features a spacious living room filled with natural light and a cozy fireplace, plus a modern kitchen with stainless steel appliances, ample cabinetry, and a smart, functional layout. A handy 2-pc bath completes the main level. Upstairs youâ€™™ll find three generous bedroomsâ€™™including a primary suite with walk-in closet and 3-pc ensuiteâ€™™along with a 4-pc bath and upper laundry. Outside, enjoy brand-new landscaping, a fully fenced yard, and a heated 20Ã—20 double detached garage. Situated in a prime location near parks, schools, and shopping, this home offers unbeatable value and exciting suite potential! Available for quick possession, move in before the snow flies!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462604  |
| Price     | \$420,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,177                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 388 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3T6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Tile Surround                                                                        |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 55            |

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Listing information last updated on October 21st, 2025 at 6:02am MDT