

\$609,000 - 473 Allard Boulevard, Edmonton

MLS® #E4449537

\$609,000

4 Bedroom, 3.50 Bathroom, 1,565 sqft
Single Family on 0.00 Acres

Allard, Edmonton, AB

Located in the family-friendly community of Allard, this well-maintained home features a double attached garage and a large fenced backyard. The bright kitchen offers ample storage, a corner pantry, and opens to a deck—perfect for entertaining. Upstairs has 3 spacious bedrooms, laundry, and a 5-piece ensuite with a soaker tub in the primary bedroom. Bonus: Fully developed LEGAL basement suite with separate entrance, its own laundry, furnace, and 1 bed/1 bath—great for extra income! Close to schools, shopping, transit, Henday, QE2, and the airport.

Built in 2018

Essential Information

MLS® #	E4449537
Price	\$609,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,565
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

Community Information

Address	473 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C2

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	Zone 55

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 1st, 2025 at 8:47pm MDT