# \$389,900 - 11 735 Allard Boulevard, Edmonton

MLS® #E4445106

#### \$389,900

3 Bedroom, 2.50 Bathroom, 1,602 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

The MUSE in Allard South West Edmonton is another Premiere Town-house project by Park Homes! This 50 unit complex has LOCATION written all over it. Situated off James Mowatt Trail on Allard Blvd and down the street from DR. Lila Fahlman k-9 school and Skating rink, The complex is within walking distance to all amenities, and will be walking distance to the LRT expansion... This 3 storey End unit townhouse offers a modern open concept space with gorgeous kitchen featuring guartz counters throughout, tiled back-splash, soft closing cabinetry, and vinyl plank flooring on the main floor complete with upgraded appliances. This 3 bedroom design comes with a 2nd storey deck for those summer BBQ's, A Spacious garage and the Alberta New Home warranty program with low condo fees making this a perfect place to start a family, downsize, or keep as an investment property. Come see this Brand New End Unit Townhome ready for possession today!

Built in 2025

#### **Essential Information**

MLS® # E4445106 Price \$389,900

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,602 Acres 0.00 Year Built 2025

Type Condo / Townhouse

Sub-Type Townhouse Style 3 Storey

Status Active

# **Community Information**

Address 11 735 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1A8

### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home, Parking-Visitor

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 30th, 2025

Days on Market 127

Zoning Zone 55

Condo Fee \$256

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Listing information last updated on November 3rd, 2025 at 11:02pm MST