\$779,900 - 475 Allard Boulevard, Edmonton

MLS® #E4447501

\$779,900

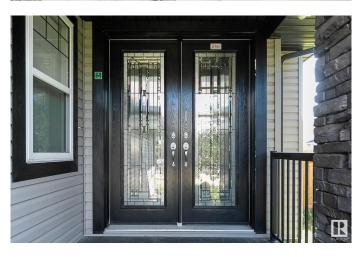
3 Bedroom, 3.50 Bathroom, 2,259 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

ELEGANT LUXURY living in this 3 bedroom 3.5 bathroom single family home with Theater Room. This gorgeous home has UPGRADES GALORE that you would expect from a former White Eagle Homes show home. Huge windows fill the home with natural light and 9' ceilings add to the open concept design. Large covered deck is perfect for a summer BBQ & outdoor fun in the manicured yard that includes a greenhouse & custom built storage shed. Inside you with enjoy a beautiful gourmet kitchen with induction cooktop, high end appliances, granite countertops and a huge island. The walk-through pantry perfect for access to the heated garage & large laundry rm. Upstairs is a huge Primary bdrm retreat w/ 3 sided gas fireplace & large private balcony. The huge ensuite includes a large soaker tub, double sinks, walk-in closet and separate double shower. 2 large bdrms, library area & 4 pc bath. FF bsmt for entertaining w/theater rm/4th bdrm, 3 pc bath w/dbl shower. In floor heating in bathrooms, basement & garage.







Built in 2014

Essential Information

| MLS® # | E4447501 |
|--------|-----------|
| Price | \$779,900 |

| Bedrooms | 3 |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,259 |
| Acres | 0.00 |
| Year Built | 2014 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 475 Allard Boulevard |
|-------------|----------------------|
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3H4 |

Amenities

| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., |
|-----------|--|
| | Closet Organizers, Deck, Exterior Walls- 2"x6", Greenhouse, Hot Water |
| | Tankless, No Animal Home, No Smoking Home, Television Connection, |
| | Vinyl Windows, Wet Bar, See Remarks, Natural Gas BBQ Hookup, 9 ft. |
| | Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---|
| Appliances | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Wine/Beverage Cooler, Dishwasher-Two, Stove-Countertop Inductn |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Three Sided |
| Stories | 3 |
| Has Basement | Yes |

| Basement | Full, Finished |
|-------------------|--|
| Exterior | |
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date ListedJuly 12th, 2025Days on Market1ZoningZone 55

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Listing information last updated on July 13th, 2025 at 5:02pm MDT