

## \$509,900 - 389 Allard Boulevard, Edmonton

MLS® #E4435585

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,423 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Awesome Allard location for this Jayman build two story - the Renew model offers a stunning open to below feature that floods the lower level with natural light. Framed by spindle railing, this unique feature is a highlight of the main floor. The spacious great room is open to the amazing kitchen designed with the family cook in mind - pantry, stainless steel appliances & large island with eating bar and quartz counter tops. A spacious dining area has an 11' ceiling and lots of natural light. A two pce. bathroom is conveniently located. The upper level has a spacious primary suite with walk-in closet and a full ensuite bath; two more good sized bedrooms and a second full bath complete this level. The lower level offers a large family room, storage, laundry, a full bath and a large flex/bonus room that can be a bedroom, den or whatever your family needs it to be! The backyard is fenced and has a deck and double garage.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435585  |
| Price      | \$509,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,423                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 389 Allard Boulevard |
| Area        | Edmonton             |
| Subdivision | Allard               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 3T5              |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 40            |
| Zoning         | Zone 55       |
| HOA Fees       | 200           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on June 17th, 2025 at 9:17am MDT