

# \$639,900 - 22 104 Allard Link, Edmonton

MLS® #E4438405

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,402 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to luxury living in Allard, where privacy and seclusion meet elegance and style. These homes are the perfect option for young families, empty nesters, or those looking to downsize without sacrificing luxury. These stunning bungalows are available in different options, featuring 2 bedrooms or 3 bedrooms with a den and fully finished basement. Enjoy entertaining in the huge recreation room in the basement, complete with a flex room and wet bar, perfect for hosting friends and family. Each home comes with a double attached garage, providing ample parking and storage space. In addition, each home includes stainless steel appliances, A/C, Quartz countertops, full landscaping, 60" electric fireplace and so much more! LIMITED UNITS AVAILABLE - don't miss out on the opportunity to make one of these stunning half duplex bungalows your new home.

Built in 2024

## Essential Information

MLS® #	E4438405
Price	\$639,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,402
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	22 104 Allard Link
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 24th, 2025
Days on Market	24
Zoning	Zone 55
Condo Fee	\$265

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