

## \$409,900 - 11 735 Allard Boulevard, Edmonton

MLS® #E4445106

**\$409,900**

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 quartz counters throughout, tiled back-splash, soft closing cabinetry, and vinyl plank flooring on the main floor complete with 6 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. Possession slated for Sept of 2025, Come see this Brand New End Unit Townhome under construction today!

Built in 2025

### Essential Information

MLS® # E4445106

Price \$409,900

Bedrooms 3



park homes



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	57
Zoning	Zone 55
Condo Fee	\$256

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