

\$420,000 - 388 Allard Boulevard, Edmonton

MLS® #E4462604

\$420,000

3 Bedroom, 2.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Freshly painted and newly carpeted throughout, this beautifully updated 3-bed, 2.5-bath end-unit with no condo fees stands out with its separate side entrance, offering fantastic potential for a future basement suite. With 1,176 sq ft of bright, comfortable living space, the main floor features a spacious living room filled with natural light and a cozy fireplace, plus a modern kitchen with stainless steel appliances, ample cabinetry, and a smart, functional layout. A handy 2-pc bath completes the main level. Upstairs youâ€™™ll find three generous bedroomsâ€™™including a primary suite with walk-in closet and 3-pc ensuiteâ€™™along with a 4-pc bath and upper laundry. Outside, enjoy brand-new landscaping, a fully fenced yard, and a heated 20Ã—20 double detached garage. Situated in a prime location near parks, schools, and shopping, this home offers unbeatable value and exciting suite potential! Available for quick possession, move in before the snow flies!

Built in 2017

Essential Information

MLS® #	E4462604
Price	\$420,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	388 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3T6

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

Additional Information

Date Listed	October 16th, 2025
Days on Market	30
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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Listing information last updated on November 15th, 2025 at 4:17pm MST