

# \$179,900 - #70 446 Allard Bv Sw, Edmonton

MLS® #E4463713

**\$179,900**

1 Bedroom, 1.00 Bathroom, 537 sqft

Single Family on 0.02 Acres

Allard, Edmonton, Alberta

Enjoy low-maintenance living in this bright corner main level unit townhome, perfectly situated in the quiet community of Allard. This well-kept 1-bedroom, 1-bath home offers 9ft ceilings, an open-concept layout, and a modern kitchen with granite countertops and stainless steel appliances. With no stairs, a private patio, and visitor parking just steps away, convenience is built right in. Low condo fees and a strong reserve fund, this move-in-ready home is perfect for first-time buyers or downsizers seeking comfort and style. Located close to schools, parks, playgrounds, and walking trails, with shopping, groceries, restaurants, and services only minutes away. (id:6289)

Built in 2018

## Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | E4463713           |
| Price          | \$179,900          |
| Bedrooms       | 1                  |
| Bathrooms      | 1.00               |
| Half Baths     | 1                  |
| Square Footage | 537                |
| Acres          | 0.02               |
| Year Built     | 2018               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |
| Style          | Bungalow           |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | #70 446 Allard Bv Sw |
| Subdivision | Allard               |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T6W3S7               |

## Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Airport, Park, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft |
| Features  | Corner Site                                                                 |
| Parking   | Stall                                                                       |

## Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dishwasher, Washer/Dryer Combo, Hood Fan, Refrigerator, Stove |
| Heating      | Forced air                                                    |
| # of Stories | 1                                                             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Polaris |
|----------------|-----------------|



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