

\$515,000 - 625 Allard Bv Sw, Edmonton

MLS® #E4464120

\$515,000

3 Bedroom, 4.00 Bathroom, 1,997 sqft
Single Family

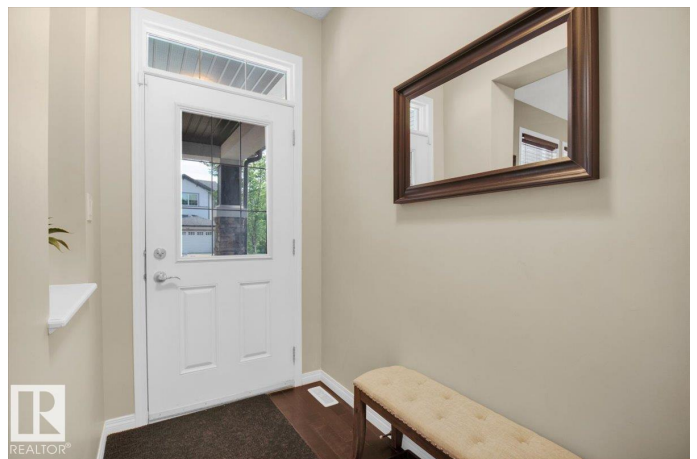
Allard, Edmonton, Alberta

Walk your children to school just a block away! Offering 2682 sq ft of living space developed on all 4 levels, this is actually a 3 storey Jayman home with a fully finished basement + oversized truck sized double garage (22'™ deep). This home will charm you from the street with its cozy tree shaded front porch & stone accented pillars. Walk inside to your central air-cooled home or BBQ on your deck in the low maintenance fenced yard. Sunlight streams through the open layout with a fireplace warming the Great Room & the Chef's™ kitchen with loads of cabinets, sleek stainless steel appliances. Bedrooms are such a generous size & this flexible floor plan has 2 bedrooms & full bath on the 3rd floor, Primary Bedroom on 2nd Floor + 2 full baths & a Bonus Room " which could be converted to a 4th & possibly 5th Bedrooms. Sports fans will love Game day in the pool table sized recroom. Just a block from Dr. Lila Fahlman K-6 Public School & walking distance to the community rink & park. Quick possession available. (id:6289)

Built in 2011

Essential Information

Listing #	E4464120
Price	\$515,000
Bedrooms	3
Bathrooms	4.00



Half Baths	1
Square Footage	1,997
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	625 Allard Bv Sw
Subdivision	Allard
City	Edmonton
Province	Alberta
Postal Code	T6W0W6

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping
Features	See remarks, Lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Dishwasher, Garage door opener, Hood Fan, Humidifier, Microwave, Refrigerator, Stove, Central Vacuum, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
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