



## Edmonton Alberta

\$449,000

Welcome to Allard--where location, layout, and lifestyle come together. This well-maintained 2-storey home offers 3 bedrooms, 2.5 bathrooms, and the kind of functional design that buyers are looking for right now. The main floor is built for living and entertaining, featuring a spacious kitchen with room for both a full dining setup and additional bar seating--perfect for hosting family and friends. Upstairs, the primary bedroom comes complete with a 3-piece ensuite, along with two more generously sized bedrooms. The partially finished basement adds serious value with two additional rooms, including one fully soundproofed--ideal for a home theatre, gaming room, or studio space, Framed & drywalled 4th bathroom waiting for your touch Outside, enjoy a practical backyard and the convenience of a detached double garage just steps from the rear entrance. Set on a quiet, family-friendly street and minutes from shopping and airport. Homes like this--with condition, space, and location--don't last long. (id:6769)

Bedroom 4 3.39 m X 3.63 m

Living room 4.22 m X 3.48 m

Dining room 2.91 m X 2.22 m

Kitchen 4.96 m X 2.99 m

Primary Bedroom 4.11 m X 3.87 m

Bedroom 2 3.11 m X 3.08 m

Bedroom 3 3.59 m X 2.42 m

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



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