



697 ALLARD Boulevard Edmonton AB

\$424,900

Central A/C + Fully Finished Basement + Heated Double Garage! This 2-storey home in Allard boasts 1881 sqft of fully finished living space, with 2 bdrms up and 1 down. Each spacious upstairs bedroom includes cozy carpet, a full 4-pcs ensuite bath AND walk-in closet. The main floor has hardwood throughout, with SE facing living room that leads into the dining room, open concept kitchen and 2-pcs bath. In the kitchen you'll find granite counter tops with an ample island, stainless steel appliances and custom cabinetry with a full pantry. The lower level has a large living room/flex space with laminate flooring, and the bedroom includes a private 3-piece bathroom with stunning tile and luxurious rain shower. Carry on to the backyard, with the deck, BBQ gas hook up and greenspace that leads to the heated double detached garage. Steps away from Dr. Lila Fahlman School (K-9), groceries, parks, public transit, restaurants, & shopping. Easy access to Calgary Trail, Gateway Blvd, Henday and Ellerslie.

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

yvonne@yvonnevvaldes.com
<http://www.yvonnevvaldes.com>

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304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net