



## 735 ALLARD Boulevard 2 Edmonton AB

\$369,000

Welcome to this beautiful 3-storey townhouse located in the desirable community of Allard! With 1,464 sqft of living space, this modern home offers comfort and style! The open-concept main floor features a spacious living room, dining area, and a well-appointed kitchen with stainless steel appliances, perfect for entertaining and everyday living. The main level is completed with a half bath. Ascending upstairs you will find 3 spacious bedrooms, including a primary bedroom with an ensuite, laundry and an additional full bath. Enjoy the convenience of a private balcony perfect for relaxing, a double attached garage, air conditioning, and a versatile flex space off the garage perfect for a home office. Located close to schools, shopping, James Mowatt Trail, parks and more. ALL THIS HOME NEEDS IS YOU!

Listing Presented By:



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