



## Edmonton Alberta

\$299,900

#66, 446 Allard Blvd SW is a sleek 2-bedroom, 2-bathroom townhouse ideal for first-time buyers or investors! This home features a bright, open-concept layout and offers a modern kitchen with stainless steel appliances, generous cabinetry, and a large island perfect for casual dining or entertaining. The living space is bathed in natural light, and upstairs you'll find two well-sized bedrooms, including a primary with an ensuite. Located in the vibrant Allard community, you're just minutes from grocery stores, restaurants, a recreation center, and Edmonton's newest high school. With easy access to QEII Highway, you're only 12 minutes from the airport and Premium Outlet Collection Mall. Low condo fees and a prime location make this a smart investment! (id:6769)

Living room 4 m X 3.36 m

Dining room 1.75 m X 5.07 m

Kitchen 4.03 m X 2.78 m

Primary Bedroom 3.16 m X 4.27 m

Bedroom 2 3.41 m X 3.18 m

Listing Presented By:



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