



## Edmonton Alberta

\$495,000

No condo fees!! Welcome to this legally suited townhome in the sought-after community of Allard, backing with no rear neighbours for added privacy. This home is ideal for families and investors, offering access to community skate rinks, walking trails, and close proximity to shopping, amenities, and major highways. The local school is just a few short blocks away, making it a great option for families. Inside, you'll appreciate the modern finishes and stainless steel appliances throughout. The functional layout includes an upstairs den/family room, a spacious primary bedroom that feels like a true retreat and two more additional bedrooms. The one bedroom legal basement suite provides an excellent mortgage helper or investment opportunity, helping offset monthly expenses while adding long-term value. A well-designed home in a growing community with strong lifestyle and income potential. (id:6769)

**Bedroom 4** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

**Family room** Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com