# \$389,900 - 739 Allard Boulevard, Edmonton

MLS® #E4442660

# \$389,900

3 Bedroom, 2.50 Bathroom, 1,529 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Muse Townhomes is located in Allard - walking distance to Dr. Lila Fahlman school with the playground and outdoor arenas right there. Also has easy access to QE2, the Henday and 41 ave - easy commuting no matter where you need to go! Lots of great shopping & amenities close by. The new Des Rochers High school is also very close - perfect location! Former showhome, with A/C and all appliances included. The entry level has a large fover/flex space that would be a great home office or exercise area. Double attached garage at the rear of this level. The main floor has a perfect kitchen design with u-shape cabinets, quartz counter tops & lots of cabinets. There is a balcony with gas BBQ outlet off the kitchen. The dining area is open to the large living room with cozy fireplace. The second storey has a spacious primary suite with walk-in closet & full ensuite. Two more bedrooms, a second full bath and the stacking laundry closet finish this level. LOW condo fees make this a perfect new home for you.



Built in 2017

## **Essential Information**

MLS® # E4442660 Price \$389,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,529

Acres 0.00

Year Built 2017

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 and Half Storey

Status Active

# **Community Information**

Address 739 Allard Boulevard

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3W5

# **Amenities**

Amenities Air Conditioner

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Al

Dryer, Garage Control,

Refrigerator, Stove-Electric,

Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

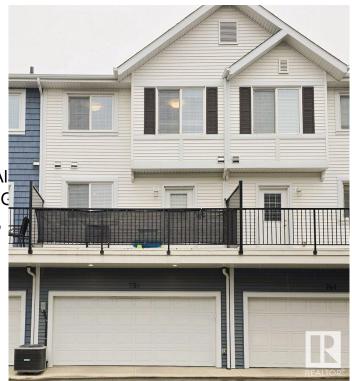
Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**





Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 13th, 2025

Days on Market 35

Zoning Zone 55

HOA Fees 200

HOA Fees Freq. Annually

Condo Fee \$250

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Listing information last updated on July 18th, 2025 at 7:47pm MDT