

## \$539,900 - 625 Allard Boulevard, Edmonton

MLS® #E4452798

**\$539,900**

3 Bedroom, 3.50 Bathroom, 1,997 sqft  
Single Family on 0.00 Acres

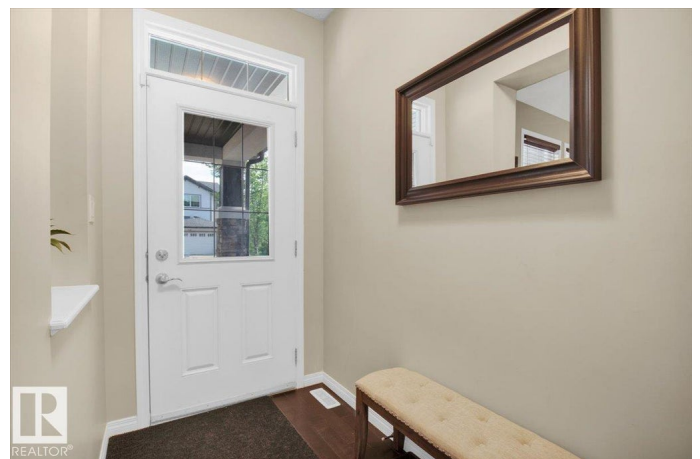
Allard, Edmonton, AB

Just when you had given up hope the perfect home in the SW community of Allard appeared! Offering 2682 sq ft of living space developed on all 4 levels, this is actually a 2.5 storey Jayman home with a fully finished basement + oversized truck sized double garage (22'™ deep). This home will charm you from the street with its cozy tree shaded front porch & stone accented pillars. Walk inside to your central air-cooled home or BBQ on your deck in the low maintenance fenced yard. Sunlight streams through the open layout with a fireplace warming the Great Room & the Chef's™ kitchen with loads of cabinets, sleek stainless steel appliances. Bedrooms are such a generous size & this flexible floor plan has 2 bedrooms & full bath on the 3rd floor, Primary Bedroom on 2nd Floor + 2 full baths & a Bonus Room " which could be converted to a 4th & possibly 5th Bedrooms. Game day is on with a pool table sized recroom. Just a block from Dr. Lila Fahlman K-6 Public School & walking distance to the community rink & park.

Built in 2011

### Essential Information

MLS® #	E4452798
Price	\$539,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	625 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W6

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr. Lila Fahlman K-6
Middle	Dr. Lila Fahlman 7-9
High	Dr. Anne Anderson

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	3
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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Listing information last updated on August 16th, 2025 at 2:02pm MDT