

Courtesy Of Sal Haji Of Maxwell Polaris

# \$288,800 - 753 Allard Boulevard, Edmonton

MLS® #E4151356

## \$288,800

3 Bedroom, 3.00 Bathroom, 1,516 sqft  
Condo / Townhouse on 0 Acres

Allard, Edmonton, AB

FANTASTIC PRICE!!! The MUSE in Allard South West Edmonton is another Premiere Town-house project by Park Homes! This 50 unit complex has LOCATION written all over it. Situated off James Mowatt Trail on Allard Blvd and down the street from the new k-9 school and Skating rink, The complex is within walking distance to all amenities, and will be kitty corner to the future LRT expansion... This 3 storey townhouses offer a modern open concept space with gorgeous kitchens featuring quartz counters throughout, tiled back-splash, soft closing cabinetry, and laminate flooring on the main floor complete with 6 standard appliances. This 3 bedroom design flows with light from the many windows and all units come with a 2nd storey deck for those summer BBQ's. Spacious garages with hot and cold water taps along with the Alberta New Home warranty program and low condo fees make this a perfect place to start a family, downsize, or keep as an investment property. Visit the MUSE in Allard today!

Built in 2018

## Essential Information

MLS® #	E4151356
Price	\$288,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	ACTIVE

### **Community Information**

Address	753 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A8

### **Amenities**

Features	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Walk-up Basement, See Remarks
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2
Garages	21x20

### **Interior**

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
Basement	None, No Basement, Walk-up
# of Stories	3

### **Exterior**

Exterior	Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Dr. Lila Fahlman k-9
Middle	Dr. Lila Fahlman k-9
High	<a href="http://www.epsb.ca">www.epsb.ca</a>

### **Additional Information**

Condo Fee	\$151
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Listing information last updated on July 16th, 2019 at 12:01am MDT