

## \$515,000 - 625 Allard Boulevard, Edmonton

MLS® #E4464120

**\$515,000**

3 Bedroom, 3.50 Bathroom, 1,997 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

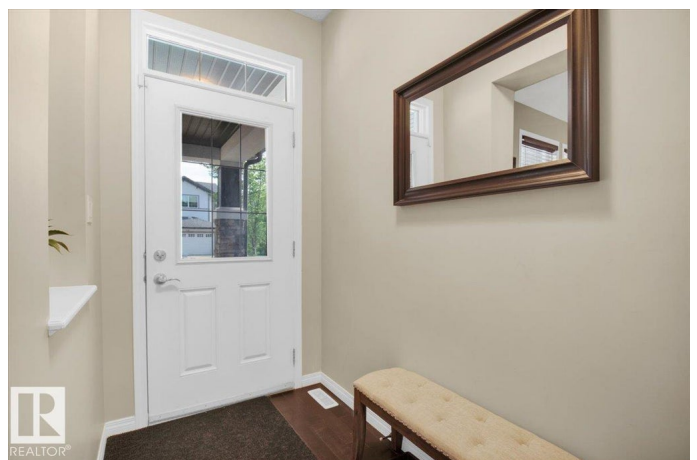
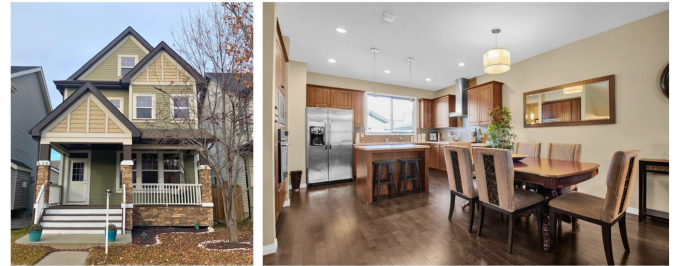
Walk your children to school just a block away! Offering 2682 sq ft of living space developed on all 4 levels, this is actually a 3 storey Jayman home with a fully finished basement + oversized truck sized double garage (22'™ deep). This home will charm you from the street with its cozy tree shaded front 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. Sports fans will love Game day in the pool table sized recroom. Just a block from Dr. Lila Fahlman K-6 Public School & walking distance to the community rink & park. Quick possession available.

Built in 2011

### Essential Information

MLS® # E4464120

Price \$515,000



|                |                        |
|----------------|------------------------|
| 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    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 55            |
| HOA Fees       | 135                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 12:17pm MST