

## \$768,900 - 475 Allard Boulevard, Edmonton

MLS® #E4447501

**\$768,900**

3 Bedroom, 3.50 Bathroom, 2,259 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

ELEGANT LUXURY living in this 3 bedroom 3.5 bathroom single family home with Theater Room. This gorgeous home has UPGRADES GALORE that you would expect from a former White Eagle Homes show home. Huge windows fill the home with natural light and 9' ceilings add to the open concept design. Large covered deck is perfect for a summer BBQ & outdoor fun in the manicured yard that includes a greenhouse & custom built storage shed. Inside you will enjoy a beautiful gourmet kitchen with induction cooktop, high end appliances, granite countertops and a huge island. The walk-through pantry perfect for access to the heated garage & large laundry rm. Upstairs is a huge Primary bdrm retreat w/ 3 sided gas fireplace & large private balcony. The huge ensuite includes a large soaker tub, double sinks, walk-in closet and separate double shower. 2 large bdrms, library area & 4 pc bath. FF bsmt for entertaining w/theater rm/4th bdrm, 3 pc bath w/dbl shower. In floor heating in bathrooms, basement & garage.

Built in 2014

### Essential Information

MLS® # E4447501

Price \$768,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,259
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	475 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3H4

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Greenhouse, Hot Water Tankless, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Wet Bar, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Wine/Beverage Cooler, Dishwasher-Two, Stove-Countertop Inductn
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Three Sided
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation,  
Schools, Shopping Nearby, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 12th, 2025

Days on Market        60

Zoning                        Zone 55

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