

## \$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        53

Zoning                      Zone 55

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Listing information last updated on September 3rd, 2025 at 12:17pm MDT