\$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 with 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 95

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 6:32pm MDT