

\$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 42

Zoning Zone 55

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Listing information last updated on August 22nd, 2025 at 8:32pm MDT