

\$389,900 - 739 Allard Boulevard, Edmonton

MLS® #E4442660

\$389,900

3 Bedroom, 2.50 Bathroom, 1,529 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

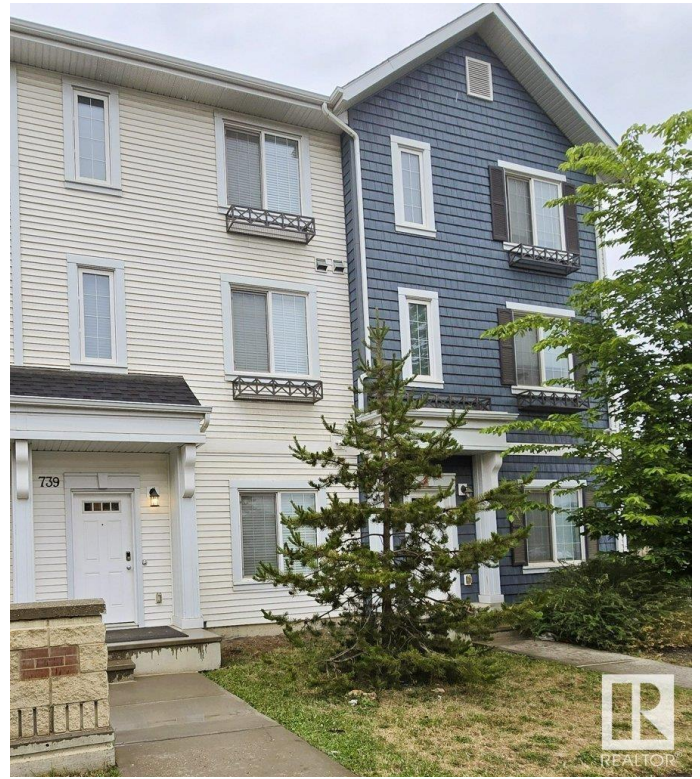
Muse Townhomes is located in Allard - walking distance to Dr. Lila Fahlman school with the playground and outdoor arenas right there. Also has easy access to QE2, the Henday and 41 ave - easy commuting no matter where you need to go! Lots of great shopping & amenities close by. The new Des Rochers High school is also very close - perfect location! Former showhome, with A/C and all appliances included. The entry level has a large foyer/flex space that would be a great home office or exercise area. Double attached garage at the rear of this level. The main floor has a perfect kitchen design with u-shape cabinets, quartz counter tops & lots of cabinets. There is a balcony with gas BBQ outlet off the kitchen. The dining area is open to the large living room with cozy fireplace. The second storey has a spacious primary suite with walk-in closet & full ensuite. Two more bedrooms, a second full bath and the stacking laundry closet finish this level. LOW condo fees make this a perfect new home for you.

Built in 2017

Essential Information

MLS® # E4442660

Price \$389,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 and Half Storey
Status	Active

Community Information

Address	739 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W5

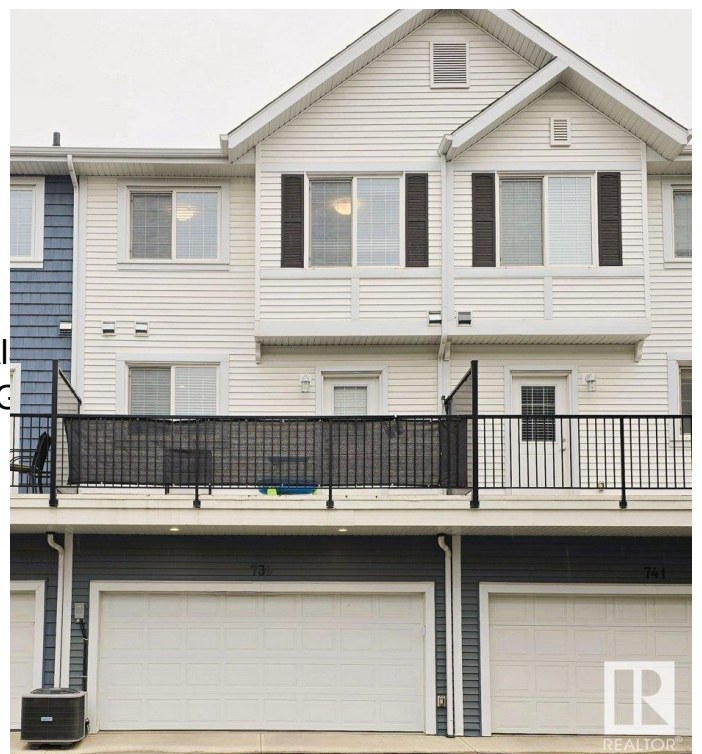
Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, All Dryer, Garage Control, C Refrigerator, Stove-Electric, Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior



Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 2025
Days on Market	51
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually
Condo Fee	\$250

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 August 2nd, 2025 at 10:17pm MDT