

# \$389,900 - #11 735 Allard Bv Sw Sw, Edmonton

MLS® #E4445106

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,602 sqft  
Single Family

Allard, Edmonton, Alberta

The MUSE in Allard South West Edmonton is another Premiere Town-house project by Park Homes! This 50 unit complex has LOCATION written all over it. Situated off James Mowatt Trail on Allard Blvd and down the street from DR. Lila Fahlman k-9 school and Skating rink, The complex is within walking distance to all amenities, and will be walking distance to the LRT expansion... This 3 storey End unit townhouse offers a modern open concept space with gorgeous kitchen featuring quartz counters throughout, tiled back-splash, soft closing cabinetry, and vinyl plank flooring on the main floor complete with upgraded appliances. This 3 bedroom design comes with a 2nd storey deck for those summer BBQ's, A Spacious garage and the Alberta New Home warranty program with low condo fees making this a perfect place to start a family, downsize, or keep as an investment property. Come see this Brand New End Unit Townhome ready for possession today! (id:6289)

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4445106  |
| Price          | \$389,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,602     |



park homes



|            |                    |
|------------|--------------------|
| Year Built | 2025               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #11 735 Allard Bv Sw Sw |
| Subdivision | Allard                  |
| City        | Edmonton                |
| Province    | Alberta                 |
| Postal Code | T6W1A8                  |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Airport, Playground, Public Transit, Schools, Shopping |
| Features       | No Animal Home, No Smoking Home                        |
| Parking Spaces | 2                                                      |
| Parking        | Attached Garage                                        |
| # of Garages   | 1                                                      |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer |
| Heating      | Forced air                                                                 |
| # of Stories | 3                                                                          |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Polaris |
|----------------|-----------------|



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