

## \$397,900 - 200 Allard, Fort Saskatchewan

MLS® #E4457380

**\$397,900**

3 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Located in sought after South Fort, steps to schools, parks & shopping - this home is sure to impress! The main floor features a beautiful open concept layout with vinyl plank floors throughout, and gorgeous sunfilled windows! A front living room, central dining space w/ gorgeous wood feature wall, and spacious kitchen overlooking the backyard, with quartz countertops, stainless steel appliances, additional cabinetry incl. a central island! Completing this level is a 2pce bathroom. Upstairs hosts a 4 pce bathroom, and 3 bedrooms incl. the primary suite w/ dual closets & 4 pce ensuite. The basement is unspoiled, but has plenty of room for future development and your laundry. The backyard features a gorgeous stamped concrete patio and pathway to the double detached garage, for ease of walking between and shoveling in the winter months. Gorgeous modern colours, and upgraded finishes throughout - truly a must see home!

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457380  |
| Price     | \$397,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,366                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 200 Allard        |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0T9           |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Patio, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 62              |

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Listing information last updated on September 14th, 2025 at 4:17pm MDT