PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Allard

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-generated housing illustration - not an actual Allard property or location.

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RE/MAX River City

Explore Allard

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Allard community page and current listings

Paths, school planning and a home that fits.

Get to know Allard's paths, ravine-edge setting and everyday connections. Then look closer at the individual home, school plan and ownership details that will shape your experience here.

Explore the paths

Include a neighbourhood walk and check the connections toward Blackmud Creek Ravine.

Plan school placement

Dr. Lila Fahlman has grade-specific capacity restrictions; check the exact address and school year.

Check ownership details

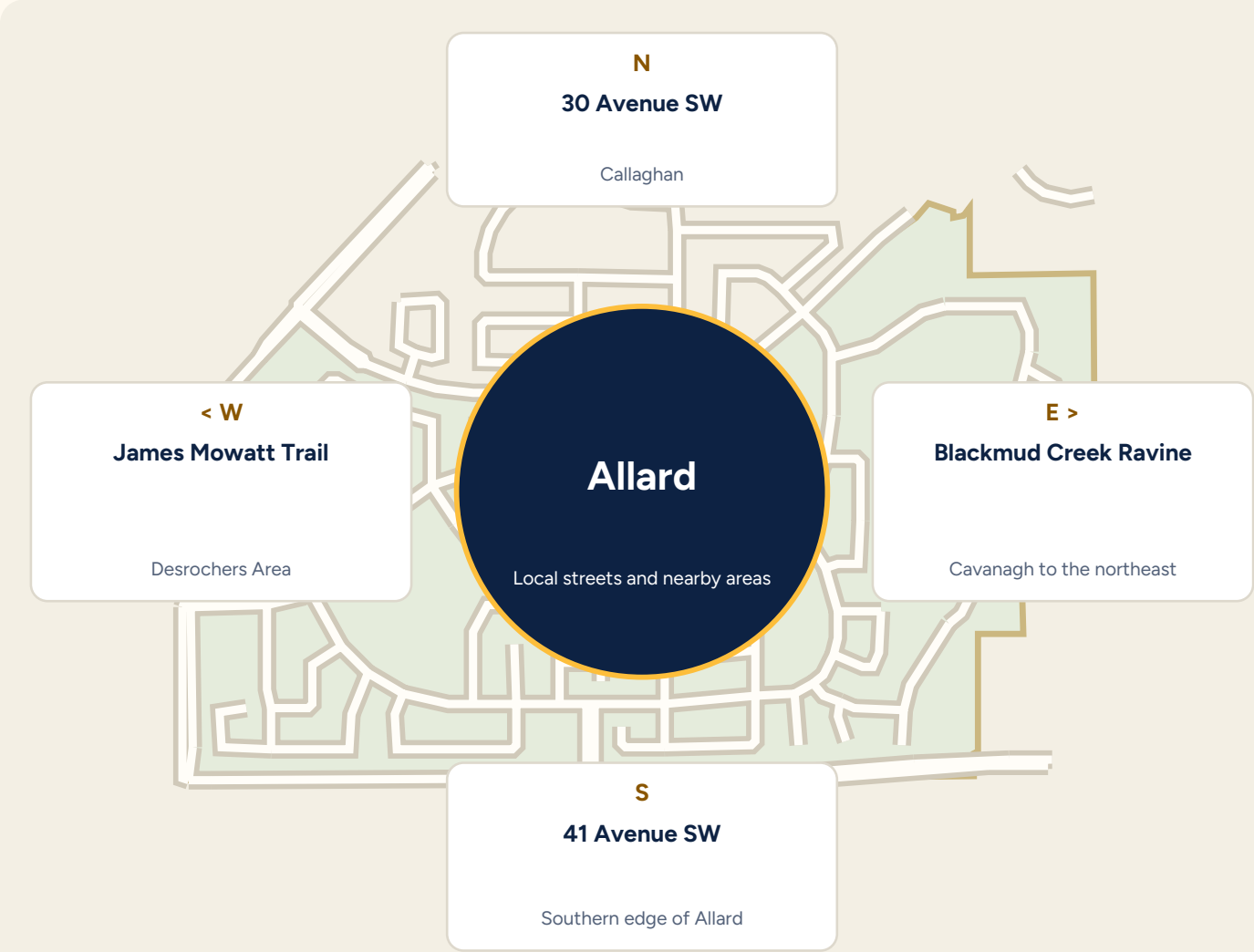
Include applicable homeowners' association fees and property responsibilities in your comparison.

Find Allard in Heritage Valley.

Allard sits between 41 Avenue SW to the south, James Mowatt Trail to the west, 30 Avenue SW to the north and Blackmud Creek Ravine to the east. Those boundaries are useful orientation points; the particular block still matters.

Find Allard in Heritage Valley.

Get your bearings in Allard



North is up. Pale green is the neighbourhood boundary, not parkland. Cards and centre badge are orientation overlays, not pins. City roads retrieved September 26, 2026; boundary snapshot September 22. Simplified geometry - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

Find the walk you will actually take.



AI lifestyle illustration · not a photograph of Allard or an available listing

Start at the actual address

Plot the homes on your shortlist alongside work, school, childcare and regular errands. Compare the turns and crossings you would use, not simply the distance to a major road.

Look at the surroundings

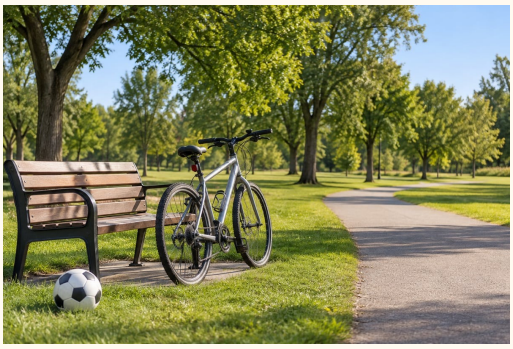
Walk past the neighbouring properties and check driveway access, street parking and the relationship between the house and nearby paths. Return at another time if traffic or privacy is important to you.

Local boundaries: Allard Homeowners' Association . This guide does not promise a particular commute time.

PATHS & OUTDOOR LIFE

Find the walk you will actually take.

Allard's HOA describes paved neighbourhood paths and connections toward Blackmud Creek Ravine trails. Make a walk part of your visit so you can judge the route from a specific property.



AI lifestyle illustration · not a photograph of Allard or an available listing

Follow a route, not just a view

Check where the public path begins, how it connects and whether the surface and crossings suit your plans. A home advertised near a ravine does not necessarily offer direct access from its yard.

Confirm the school plan early.



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Match outdoor space to your routine

Compare the home's own yard or patio with the outdoor spaces you would use nearby. Think about seating, play space, pets, storage and the amount of upkeep you actually want.

Neighbourhood path information: Allard HOA . Respect signs, private property and any current closures when exploring.

SCHOOLS & PLANNING

Confirm the school plan early.



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Dr. Lila Fahlman School is at 680 Allard Boulevard SW and offers Kindergarten-Grade 9. Its current 2026-27 notice says planned regular-program classes are full except Grade 7, which is open to resident attendance-area students. Newly moved resident students in other grades are directed to Johnny Bright as the overflow school. Confirm the current position before choosing a home around attendance.

Ask about your grade and timing

Give the school the exact property address, grade, program and planned move date. Ask which enrolment conditions apply and whether an overflow placement or transportation arrangement needs to be considered.

Try out an ordinary day.

Think beyond the immediate year

Check childcare availability, before-and-after-school care and the eventual high-school pathway separately. If Catholic education is your preference, confirm the designation directly with that division.

Dr. Lila Fahlman: current enrolment notice · Public Schools address finder · Catholic Schools directory . School notice rechecked September 26, 2026; confirm your individual placement with the school.

Try out an ordinary day.

Heritage Valley Library, at 2873 119A Street SW, is one wider-area destination to explore. Build your own errand list around the services you regularly use rather than assuming every nearby amenity fits your schedule.



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Make a simple errand loop

Leave the home you are considering and visit your usual grocery, pharmacy or other regular stop. Notice the turns, parking and route back, especially when several errands need to fit into one trip.



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Test both sides of the commute

Try your driving route at the relevant weekday time. For transit, check the outbound and return journeys, walking distances and transfers. A quick weekend visit gives only part of the picture.

Edmonton Public Library: Heritage Valley · ETS trip planning and service information . Hours and services may change.

HOME & OWNERSHIP

Know what comes with the keys.

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Allard's HOA says properties with its registered title encumbrance are required to contribute fees. Ask for the current property-specific information rather than treating the association as optional community-league membership.



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Check the full ownership cost

Confirm applicable HOA charges, what they cover and any other property fees with the relevant organization and your lawyer. For a condominium, review the separate condo documents, budget and responsibilities as well.



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Compare the home itself

Use similar current listings and recent sales to assess value. Look at usable space, yard exposure, garage and storage, condition and expected upkeep. Arrange the inspections and professional document reviews appropriate to the property.

Allard HOA: membership and fee information . This is a starting checklist, not a legal opinion or property inspection.

TAKE THIS ON YOUR VISIT

Your Allard shortlist checklist

- Walk the paths from the actual home, including any crossings or ravine connections.
- Confirm school placement for the exact grade, address and move date.
- Check applicable HOA information and any separate condominium obligations.
- Try your weekday work route and regular errand loop.
- Compare yard exposure, privacy, parking, storage and maintenance needs.

Questions worth asking before an offer.

- Review comparable homes and recent sales with Michael before making an offer.

Questions worth asking before an offer.

Does a nearby school guarantee admission?

No. Dr. Lila Fahlman publishes grade-specific capacity conditions. Confirm how the current rules apply to the exact address and student before making a housing decision around attendance.

Are HOA fees the same as condo fees?

Do not assume they are interchangeable. Ask which charges apply to the particular title, what each covers and what documents need review. Confirm the details with the organizations involved and your lawyer.

Is the hero picture a home for sale in Allard?

No. It is a labelled AI-generated illustration of a fictional home. Use the live listings on the community webpage for actual homes, photographs and current availability.

Can I compare Allard with nearby communities?

Yes. Keep the home type and everyday priorities consistent. You can also explore Rutherford or read the Chappelle guide , then ask Michael to help compare the specific homes.

Your next steps

Your next steps

Keep your notes from Allard and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Allard webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.