

## \$518,900 - 4613 Alwood Way, Edmonton

MLS® #E4441326

**\$518,900**

4 Bedroom, 3.50 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Amazing Allard location is walking distance to Dr. Lila Fahlman school & the park & skating rink. Also close to the newer high school & great shopping & amenities - everything you need is within five minutes! This perfect fully developed two story home is the "Renew" model built by Jayman. It offers a unique open to below feature that allows natural light to fill the lower level - no dungeon feel here! The main level is open & offers a perfect design with large living room open to the kitchen with its' huge island! The dining room has a 10' ceiling & lots of windows overlooking the private backyard with a patio & double garage.

The second floor offers three bedrooms including the primary with walk-in closet & full ensuite. There is a second full bathroom on this level as well. Lower level has a large family room that takes full advantage of the natural light; a third full bathroom & a fourth bedroom. There is also storage & laundry on this level. This home has 6 solar panels & tankless hot water

Built in 2019

### Essential Information

MLS® # E4441326

Price \$518,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,445
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4613 Alwood Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A4

### **Amenities**

Amenities	Hot Water Tankless
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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