

## \$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 | 3              |
| Zoning         | Zone 55        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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 June 13th, 2025 at 2:02am MDT