

Courtesy Of Nikola Jankovic Of Sweetly

## \$699,900 - 4650 Alwood Way, Edmonton

MLS® #E4423152

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,563 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Exceptional home nestled on a HUGE LOT in the highly sought-after community of Allard. With 2,563sqft of beautifully designed living space, this home is perfect for growing families or those who love to entertain. The main floor features an inviting open-concept layout, with a cozy family room and bright living room that seamlessly flow into the dining area. The modern kitchen boasts sleek stainless steel appliances, a walk-through pantry, and ample counter space. A 2pc bathroom, convenient storage space, and a mudroom complete the main floor. Upstairs, you'll find two spacious bedrooms, a 4pc bathroom, and a stunning primary bedroom that serves as your personal retreat. The luxurious 5pc ensuite+walk-in closet are sure to impress. A large bonus room provides additional space for relaxation or entertainment, while the upstairs laundry room adds to your convenience. Fenced+landscaped backyard offers a private oasis, perfect for outdoor activities. Walking distance to Allard Park, schools & amenities!

Built in 2019

### Essential Information

MLS® #	E4423152
Price	\$699,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,563
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4650 Alwood Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A3

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

## Additional Information

Date Listed	February 27th, 2025
Days on Market	37
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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