

Courtesy Of George M Fahmy Of Mozaic Realty Group

\$649,880 - 4521 Alwood Way, Edmonton

MLS® #E4424159

\$649,880

3 Bedroom, 3.50 Bathroom, 2,136 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

FORMER SHOWHOME!, Nestled in the desirable community of Allard. This 3 bed, 3.5 bath sits on a spacious pie shaped lot. The main floor features beautiful hardwood throughout, a convenient half bath, and a great room with a cozy gas fireplace. The large GOURMET kitchen boasts stainless steel appliances, a walk-in pantry, and an open layout overlooking the dining and living areas. Step outside to a generous backyard complete with a deck, HOT TUB and pergola. Upstairs, you'll find an enclosed bonus room, walk-in laundry, a full bath, and three bedrooms. The massive master ensuite features a separate tub/shower, enclosed toilet, dual sinks, a makeup vanity, and two walk-in closets. The finished basement offers a large rec room, a wet bar with a wine cellar/storage, a full bath, and ample storage. A double attached garage completes this exceptional home. With elegant finishes, thoughtful design, and plenty of space for the whole family, this home is a rare find in a prime location!

Built in 2014

Essential Information

MLS® # E4424159

Price \$649,880

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4521 Alwood Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A1

Amenities

Amenities	Air Conditioner, Deck, Hot Tub, Vinyl Windows, Wet Bar, See Remarks, HRV System
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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