

## \$415,000 - 4536 Alwood Way, Edmonton

MLS® #E4445788

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to 4536 Alwood Way, a well-kept duplex in the heart of Allard. This 3 bedroom, 2.5 bathroom home offers over 1,400 square feet of thoughtfully laid out living space, ideal for first-time buyers, families, or investors. The main floor features a bright kitchen with stainless steel appliances, modern cabinetry, and a central island that flows into a comfortable living and dining area. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and 4-piece ensuite, along with two more bedrooms and a full bathroom. The unfinished basement gives you room to grow or customize. Outside, enjoy the landscaped yard with a deck and a single attached garage. Surrounded by schools, shopping, restaurants, and parks, this is a solid opportunity in one of South Edmonton's most convenient neighborhoods.

Built in 2014

### Essential Information

MLS® #	E4445788
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,416



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4536 Alwood Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A1

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
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 High Sch

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

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