

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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