

## \$439,000 - 4690 Alwood Way, Edmonton

MLS® #E4464326

**\$439,000**

4 Bedroom, 3.50 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Very well maintained half duplex for sale in the ravishing and much preferred community of Allard in SW Edmonton! This home offers 4 bedrooms and 3.5 bathrooms. Finished on all 3 levels. Main floor features spacious living, dining, large pantry and kitchen with stainless steel appliances. 3 bedrooms upstairs with a 4 piece master ensuite, a 4 piece common bathroom, and laundry. Basement comes with a bedroom, a 4 piece bathroom and a large family room/rec area. Adjacent to the Allard Park, Dr Lila Fahlman school and Allard playground. Minutes away from walking trails, pond, Heritage Valley and all amenities. Immediate possession available and ready to move in!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464326  |
| Price          | \$439,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,506     |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4690 Alwood Way |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3A3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 55            |

HOA Fees                141.75  
HOA Fees Freq.    Annually

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