

## \$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	12
Zoning	Zone 55
HOA Fees	200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 3:47pm MDT