

# \$479,900 - 4560 Alwood Way, Edmonton

MLS® #E4428715

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,567 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stunning 1566 SQFT, DOUBLE ATTACHED GARAGE dream duplex in Allard! It creates an airy and spacious atmosphere and provides abundant natural light, making your living experience brighter and more comfortable. The 9ft main floor features LED lights to ensure modern convenience and energy efficiency. The second floor features three generously sized bedrooms, a FLEX ROOM with 2 full bathrooms. This gorgeous duplex has been impeccably maintained by the original owner. AC and SIDE ENTRANCE will be another bonuses. Walking distance to K-9 School. Easy access to Anthony Henday and Heritage Valley Shopping Center.

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428715  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,567     |
| Acres          | 0.00      |
| Year Built     | 2019      |



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

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4560 Alwood Way |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1A8         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### **Interior**

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

### **Exterior**

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

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Dr. Lila Fahlman  |
| Middle     | Dr. Lila Fahlman  |
| High       | Dr. Anne Anderson |

## Additional Information

Date Listed April 3rd, 2025

Days on Market 1

Zoning Zone 55

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Listing information last updated on April 4th, 2025 at 12:32pm MDT