

## \$2,100,000 - 4877/79/81/83 Alwood Pt., Edmonton

MLS® #E4446730

**\$2,100,000**

4 Bedroom, 3.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Excellent investment opportunity in the thriving, family-friendly community of Allard! This 4plex features four separately titled townhomes, each with a legal basement suite—for a total of 16 bedrooms and 16 bathrooms (4 beds, 4 baths per unit). Each unit includes a bright, open-concept layout, modern finishes, and a single car garage. The main floors offer 3 spacious bedrooms and 3 bathrooms, while the 1-bedroom basement suites provide private entrances and great rental potential. Located near schools, shopping, major highways, and new development, this property is perfectly positioned for strong long-term appreciation and steady cash flow. Ideal for investors seeking a turn-key, income-generating property in a high-demand area. Don't miss out on this rare multi-family asset in one of Edmonton's most desirable neighbourhoods!



Built in 2020

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4446730    |
| Price      | \$2,100,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4877/79/81/83 Alwood Pt. |
| Area        | Edmonton                 |
| Subdivision | Allard                   |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 4N1                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 55        |
| HOA Fees       | 531.08         |
| HOA Fees Freq. | Monthly        |

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Listing information last updated on July 19th, 2025 at 1:32pm MDT