

## \$499,900 - 4609 Alwood Way, Edmonton

MLS® #E4460754

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,584 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this Jayman BUILT beautiful and very clean, well kept home in one of the sought after communities of Allard, South West Edmonton. Main floor is filled with sunlight, has a open concept floor plan with luxury vinyl plank , features plenty cabinataries, stailless steel appliances, venmar Hood Fan and ends with a half washroom and also leads to a big size deck behind the house. Upstairs, the spacious primary suite includes a walk-in closet and 4 -piece ensuite plus two more bed rooms and another 4-piece bath. The unfinished basement is spacious and bright waiting for your own floor plan and finishing. Enjoy a fully fenced, landscaped yard with double detached garage with rear lane access. The location of this home offers perfect blend of modern living and convenience, with quick access to Anthony Henday, Calgary Trail and Edmonton International Airport. Close to school (k-9), parks, trails, rec centre, resturants, shoping centre and future LRT station. A must see home! GOOD LUCK!

Built in 2019

### Essential Information

MLS® # E4460754

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,584                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4609 Alwood Way |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1A8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, 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 | Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 55           |
| HOA Fees       | 141               |
| 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 October 8th, 2025 at 6:17am MDT