

# \$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

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 April 4th, 2025 at 4:17pm MDT