

## \$509,900 - 4613 Alwood Way, Edmonton

MLS® #E4450178

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Located in the heart of Allard, this fully developed Jayman "Renew" model offers exceptional access to schools, parks, skating rinks, and amenities—all just minutes away. Step inside to a spacious main floor featuring a large living room that flows into a bright kitchen with a huge island, perfect for everyday function. The dining area showcases 10' ceilings and plenty of windows overlooking a private backyard with a patio and double garage. Upstairs, the primary suite includes a walk-in closet and full ensuite, with two additional bedrooms and a second full bath completing the level. The standout open-to-below feature allows natural light to pour into the lower level, creating an airy feel throughout. Downstairs offers a generous family room, a fourth bedroom, a third full bathroom, laundry, and storage space. Energy-efficient upgrades include six solar panels and a tankless hot water system, adding smart value to this fantastic family home.

Built in 2019

### Essential Information

MLS® # E4450178

Price \$509,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,445                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4613 Alwood Way |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3A4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Tankless     |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 3                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Finished                                    |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 4               |
| 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 August 2nd, 2025 at 1:32pm MDT