

# \$415,000 - 4536 Alwood Way, Edmonton

MLS® #E4445788

## \$415,000

3 Bedroom, 2.50 Bathroom, 1,416 sqft  
Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to 4536 Alwood Way, a well-kept duplex in the heart of Allard. This 3 bedroom, 2.5 bathroom home offers over 1,400 square feet of thoughtfully laid out living space, ideal for first-time buyers, families, or investors. The main floor features a bright kitchen with stainless steel appliances, modern cabinetry, and a central island that flows into a comfortable living and dining area. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and 4-piece ensuite, along with two more bedrooms and a full bathroom. The unfinished basement gives you room to grow or customize. Outside, enjoy the landscaped yard with a deck and a single attached garage. Surrounded by schools, shopping, restaurants, and parks, this is a solid opportunity in one of South Edmonton's most convenient neighborhoods.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445788  |
| Price          | \$415,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,416     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4536 Alwood Way |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3A1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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 | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### School Information

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 55        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 7th, 2025 at 4:17pm MDT