

\$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

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|------------|----------------------------|
| 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 | 14 |
| Zoning | Zone 55 |
| HOA Fees | 200 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 18th, 2025 at 11:48am MDT