

## \$725,000 - 4743 Alwood Bend Bend, Edmonton

MLS® #E4417403

**\$725,000**

5 Bedroom, 3.50 Bathroom, 2,111 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Nestled in the heart of the vibrant Allard community, this stunning 2111 SF home invites you to create lasting memories. Picture yourself enjoying peaceful strolls along serene walking trails or watching your kids walk to the nearby K-9 school. Designed with modern living in mind, this home features a bright, open-concept layout, highlighted by a sleek kitchen with premium appliances and elegant white oak hardwood floors. Upstairs, three spacious bedrooms provide a private retreat for every family member, while the legal 2-bedroom basement suite offers a smart mortgage offset or space for extended family. Located on a quiet street, just minutes from schools, parks, shopping, and restaurants, and with easy access to the QE2 and Anthony Henday, this home combines tranquility with unbeatable convenience. Start the next chapter of your life in a home that perfectly balances style, comfort, and practicality.

Built in 2023

### Essential Information

MLS® #	E4417403
Price	\$725,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,111
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4743 Alwood Bend Bend
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3A2

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 89

Zoning Zone 55

HOA Fees 141.75

HOA Fees Freq. Annually

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