

## \$2,100,000 - 4877/79/81/83 Alwood Pt., Edmonton

MLS® #E4446730

**\$2,100,000**

4 Bedroom, 3.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Excellent investment opportunity in the thriving, family-friendly community of Allard! This 4plex features four separately titled townhomes, each with a legal basement suite—for a total of 16 bedrooms and 16 bathrooms (4 beds, 4 baths per unit). Each unit includes a bright, open-concept layout, modern finishes, and a single car garage. The main floors offer 3 spacious bedrooms and 3 bathrooms, while the 1-bedroom basement suites provide private entrances and great rental potential. Located near schools, shopping, major highways, and new development, this property is perfectly positioned for strong long-term appreciation and steady cash flow. Ideal for investors seeking a turn-key, income-generating property in a high-demand area. Don't miss out on this rare multi-family asset in one of Edmonton's most desirable neighbourhoods!



Built in 2020

### Essential Information

MLS® #	E4446730
Price	\$2,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3

Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	4877/79/81/83 Alwood Pt.
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4N1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	14
Zoning	Zone 55
HOA Fees	531.08
HOA Fees Freq.	Monthly

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Listing information last updated on July 23rd, 2025 at 3:47am MDT