

## **\$1,999,999 - 4877/79/81/83 Alwood Point(e), Edmonton**

MLS® #E4457706

**\$1,999,999**

4 Bedroom, 4.00 Bathroom, 2,021 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

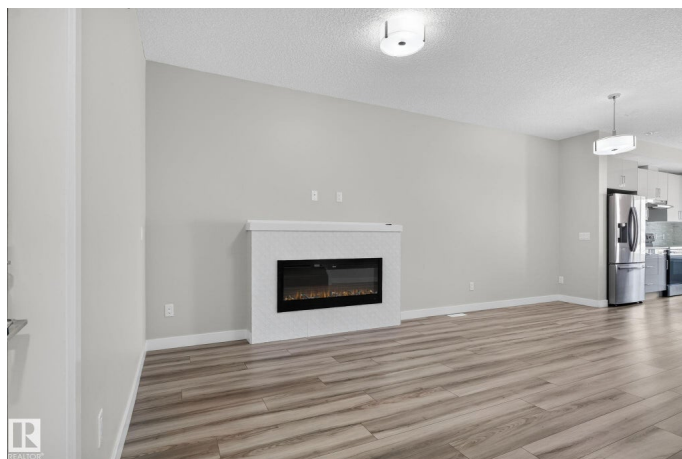
Excellent investment opportunity in the thriving, family-friendly community of Allard!

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® #         | E4457706    |
| Price          | \$1,999,999 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,021       |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2020                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4877/79/81/83 Alwood Point(e) |
| 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 |
| Fireplace         | Yes                       |
| Fireplaces        | Freestanding              |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 55              |
| HOA Fees       | 531.08               |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 21st, 2025 at 4:02pm MDT