

## \$805,000 - 5441 Allbright Square, Edmonton

MLS® #E4428995

**\$805,000**

4 Bedroom, 3.50 Bathroom, 2,259 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Discover LUXURY living in this stunning 4 bedroom, 3.5 bathroom single family home BACKING ONTO THE LAKE for unparalleled views and tranquility in the heart of Allard. This gorgeous home offers an elegant OPEN-CONCEPT design for perfect modern living! Large windows bathe the main floor with NATURAL LIGHT, High 9' CEILINGS throughout and a hot deck for those BBQ summer days. The GREAT ROOM overlooks the beautiful GOURMET kitchen with QUARTZ countertops, EXPANSIVE ISLAND, wall mounted Hood Fan and an INDUCTION STOVE TOP. Upstairs you'll find the Primary bedroom retreat that overlooks the lake and features a LARGE SOAKER TUB, spacious ensuite, double vanity and large walk-in closet with CALIFORNIA CLOSET organizers including the other 2 bedrooms. HUGE BONUS ROOM & TECH ROOM ideal for work or play. The FULLY FINISHED WALK-OUT basement is perfect for EXTRA living space or entertaining. A PRIME location, Double Attached Garage and UPGRADES GALORE!

Built in 2017

### Essential Information

MLS® # E4428995

Price \$805,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,259                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5441 Allbright Square |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3H7               |

### Amenities

|                |                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                              |
| Parking        | Double Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                              |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                              |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 55         |
| HOA Fees       | 141.75          |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:02am MDT