# **\$848,000 - 5620 Allbright Bay Bay, Edmonton**

MLS® #E4430628

# \$848,000

4 Bedroom, 4.50 Bathroom, 2,585 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

EXCLUSIVE WALKOUT HOME BACKING ONTO THE LAKE! This fully finished home offers a LEGAL walkout basement suite with a private side entranceâ€"perfect for multi-generational living or rental income. Featuring two full kitchens, two laundry sets, two furnaces, and double appliances, it's built for comfort and convenience. Enjoy upgraded finishes like quartz & granite countertops, an oversized island, a 75-gallon hot water tank, and extra windows throughout. Upstairs has 3 bedrooms (including 2 master suites), 3 full baths, a bonus room, and upper laundry. The basement includes a large bedroom, full bath, kitchen, and open living space. Additional perks: new A/C, heated garage, vinyl flooring, and a greenhouse. Located in a quiet cul-de-sac, steps from a Kâ€"9 school, shopping, walking trails, and the lake!

Built in 2018

## **Essential Information**

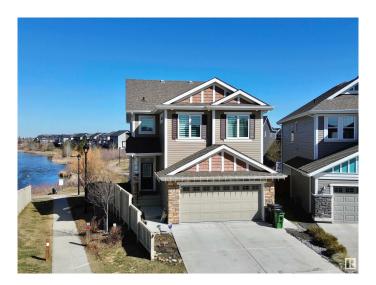
MLS® # E4430628 Price \$848,000

Bedrooms 4

Bathrooms 4.50

Full Baths 4

Half Baths 1







Square Footage 2,585 Acres 0.00 Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5620 Allbright Bay Bay

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3H6

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Greenhouse, Hot Water Natural Gas,

No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Garage Control, Garage Opener,

Humidifier-Power(Furnace), Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two,

Washers-Two, Dishwasher-Two, Garage Heater

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Lake, Fenced, Landscaped, Playground Nearby, Schools,

Shopping Nearby, View Lake

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary DR. LILA FAHLMAN SCHOOL

Middle DR. LILA FAHLMAN SCHOOL

DR. ANNE ANDERSON SCHOOL

High DR. ANNE ANDERSON SCHOOL

# **Additional Information**

Date Listed April 11th, 2025

Days on Market 8

Zoning Zone 55

HOA Fees 135

HOA Fees Freq. Annually

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