

## \$829,900 - 5620 Allbright Bay Bay, Edmonton

MLS® #E4430628

**\$829,900**

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 entrance—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 K-9 school, shopping, walking trails, and the lake!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430628  |
| Price      | \$829,900 |
| 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 Suite         | Yes  |
| 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  |
| High       | DR. ANNE ANDERSON SCHOOL |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 55          |
| HOA Fees       | 135              |
| 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 24th, 2025 at 7:32am MDT