

## \$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 | 19               |
| Zoning         | Zone 55          |
| HOA Fees       | 135              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 8:17am MDT