

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

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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 12  
Zoning Zone 55  
HOA Fees 135  
HOA Fees Freq. Annually

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