

## \$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

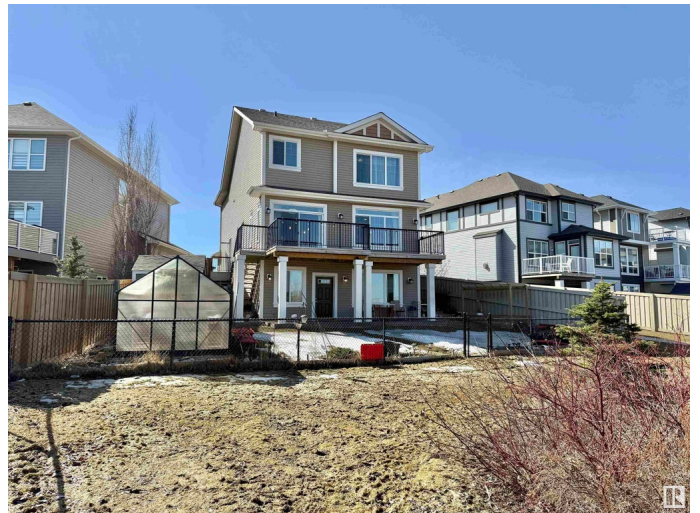
**EXCLUSIVE WALKOUT HOME BACKING ONTO THE LAKE!** This fully finished home offers a LEGAL walkout basement suite with a private side entrance—perfect for multi-generational living or rental income.

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 7:47am MDT