

## \$685,000 - 5451 Allbright Square, Edmonton

MLS® #E4447879

**\$685,000**

3 Bedroom, 2.50 Bathroom, 2,178 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this immaculately kept two-storey home with a rare walkout basement in a sought-after, family-friendly community. Step inside to a spacious foyer that flows into a bright open-concept main floor. Enjoy a front dining area, a modern kitchen with a large island, stainless steel appliances, and a walk-through pantry, plus a cozy breakfast nook with access to the deck. The living room is filled with natural light—perfect for relaxing or entertaining. A 2-piece bath and extra storage complete the main level. Upstairs, unwind in the generous bonus room, retreat to the spacious primary suite with a walk-in closet and a 5-piece ensuite, and enjoy two additional bedrooms, a full bath, and a dedicated laundry room. The walkout basement is undeveloped and ready for your future vision, with direct yard access. This beautifully maintained home includes a double attached garage and offers comfort, functionality, and long-term value.

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447879  |
| Price     | \$685,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,178                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5451 Allbright Square |
| Area        | Edmonton              |
| Subdivision | Allard                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3H7               |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached                                                       |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 15th, 2025  
Days on Market                48  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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