\$899,100 - 202 Fraser Way, Edmonton

MLS® #E4443269

\$899.100

4 Bedroom, 4.00 Bathroom, 2,472 sqft Single Family on 0.00 Acres

Fraser, Edmonton, AB

Meticulously designed villa with more than 3500 sqft of living space & a WALKOUT bsmt backing onto a pond. You could not have imagined & asked for the upgrades it has if you were building yourself. Main flr den, gourmet kitchen with premium appls, SPICE KITCHEN, pantry, dining area, living rm showcasing electric fireplace, tall designer feature wall and coffered ceiling. LED color lighting accenting in the main entry wall, washrooms & kitchen. The 2nd floor has bonus rm, master bdrm w/5 piece ensuite, two bedrooms, full bathroom & a laundry rm. Fully finished walkout bsmt features REC room, bdrm, bathroom & wet bar. Porcelain tiles, hardwood & upgraded vinyl completes the flooring. The stairs have led lights which consists of glass railing, hardwood & carpet. It has wide staircase on the front, double door on the entrance, balcony on the front, huge maintenance free with glass railing sundeck along the full width of the house on the rear & a double attached garage. Comes w/central AC. Easy access to AH Dr

Built in 2022

Essential Information

MLS® # E4443269 Price \$899,100







Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,472 Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 202 Fraser Way

Area Edmonton

Subdivision Fraser

City Edmonton
County ALBERTA

Province AB

Postal Code T5L 4C1

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Walkout Basement

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed June 19th, 2025

Days on Market 15

Zoning Zone 35

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