

## \$620,000 - 272 Fraser Way, Edmonton

MLS® #E4408913

**\$620,000**

5 Bedroom, 3.50 Bathroom, 2,167 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

This is the home you've been waiting for! Perfect layout, "built-green" options and room to grow. 2 storey home in Fraser with a MORTGAGE HELPER FULLY LEGAL 2 BDRM BASEMENT SUITE W SEPERATE SIDE ENTRANCE! Throughout you'll find 9' ceilings. Flooring is PREMIUM hardwood & tile. The open floor plan, gorgeous kitchen with stainless steel appliances, large (triple pane) windows flood the home with light! Custom cabinets, quartz counters, soft close cabinets with 42" uppers and high end select lighting fixtures. Upstairs you will find the laundry, bonus room, your luxurious master bdrm with his and her ready areas in the 5-piece ensuite. 2 more good sized bdrms share a full bathroom. The basement boasts a FULLY LEGAL 2 BEDROOM SUITE! Energy efficient "Built-Green" options, include triple pane Low E and Argon filled windows, 2 stage high-efficiency furnace, Tankless Hot Water System, Active HRV system, Spray foam insulation, and R50 insulation in the attic. Close to schools, shopping and transit. Act Fast.

Built in 2015

### Essential Information

MLS® # E4408913



Price	\$620,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,167
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	272 Fraser Way
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Y5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Fraser
Middle	John D Bracco
High	Eastglen

### **Additional Information**

Date Listed	October 3rd, 2024
Days on Market	162
Zoning	Zone 35

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