

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

MLS® #canada_22708

\$620,000

5 Bedroom, 4.00 Bathroom, 2,167 sqft

Single Family

Fraser, Edmonton, Alberta

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 pain 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

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Price \$620,000

Bedrooms 5



Bathrooms	4.00
Half Baths	1
Square Footage	2,167
Year Built	2015
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	272 Fraser Way Nw
Subdivision	Fraser
City	Edmonton
Province	Alberta
Zip Code	T5Y 0Y5

Amenities

Features	Air Conditioner, No Smoking Home, On Street, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home
# of Garages	2

School Information

Elementary	Fraser
Middle	John D Bracco
High	Eastglen

Additional Information

Date Listed	October 3rd, 2024
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