

## \$839,700 - 202 Fraser Way, Edmonton

MLS® #E4453244

**\$839,700**

4 Bedroom, 4.00 Bathroom, 2,472 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

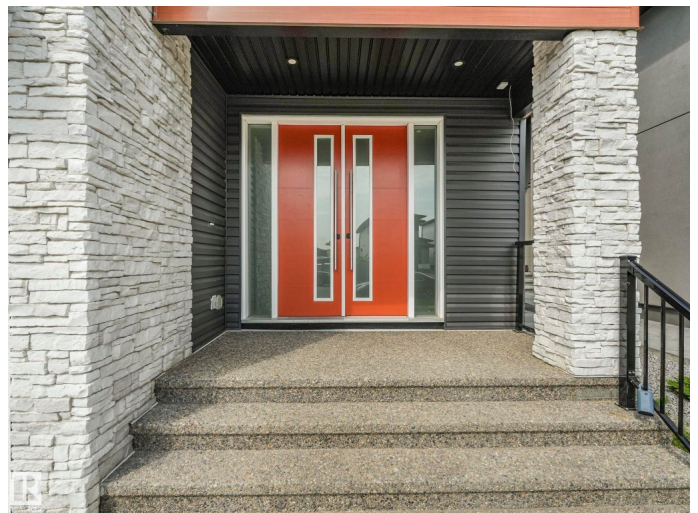
Meticulously designed villa with more than 3500 sqft of living space & a WALKOUT bsmt backing onto a pond. You could not have imagined & asked for the upgrades it has if you were building yourself. Main flr den, gourmet kitchen with premium appls, SPICE KITCHEN, pantry, dining area, living rm showcasing 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® # E4453244

Price \$839,700



|                |                        |
|----------------|------------------------|
| 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    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 35           |

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Listing information last updated on August 20th, 2025 at 10:04am MDT