

\$620,000 - 272 Fraser Way, Edmonton

MLS® #E4427982

\$620,000

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

Fraser, Edmonton, AB

LEGAL 2-BDRM BSMNT SUITE! This is the home you've been waiting for! Ideal layout, 2-storey home in Fraser with **MORTGAGE HELPER**—**FULLY LEGAL 2-BDRM BASEMENT SUITE W/ SEPARATE SIDE ENTRANCE!** Inside, enjoy 9' ceilings, premium hardwood/tile floors, and an open floor plan. Stunning kitchen with SS appliances, custom cabinets, quartz counters, soft-close drawers, and 42" uppers. Big windows flood the home with light, complemented by high-end lighting fixtures. Upstairs: laundry, spacious bonus room, and luxurious primary with his/her areas in the 5-pc ensuite. Two more good-sized bdrms share a full bath. Basement has a **FULLY LEGAL 2-BDRM SUITE**—ideal for tenant/extended family. Located Near schools, shopping, and transit. Act fast!

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4427982 |
| 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 | March 28th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 35 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 12:02pm MDT