

# \$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 Suite         | Yes  |
| 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                58  
Zoning                              Zone 35

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