# **\$454,900 - 4034 Alexander Way, Edmonton**

MLS® #E4444068

#### \$454.900

3 Bedroom, 2.50 Bathroom, 1,575 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

This 2 storey home located in a quiet CUL-DE-SAC of the neighbourhood of ALLARD. Main floor has a LIVING room and modern design kitchen layout, looking over the dining area. Hardwood flooring throughout the main floor. Upper floor offering NICE sized master bedroom with 4 piece en-suite and W.I.C. Two more good sized bedroom and another 4 piece full bath on the upper floor plus LAUNDRY room as well. Unspoiled basement waiting for new development. HE and NEWER APPLIANCES--fridge (25), built-in dishwasher (25), hood-fan (25). Double detached garage with a deck at the south facing backyard. Walking distance to K-9 SCHOOL, PARK, PUBLIC TRANSIT. close to SHOPPING, LRT, SOUTH COMMON. Easy access to AIRPORT, OUTLET MALL, ANTHONY HENDAY free way...

Built in 2012

#### **Essential Information**

MLS® # E4444068

Price \$454,900

Bedrooms 3

Bathrooms 2.50

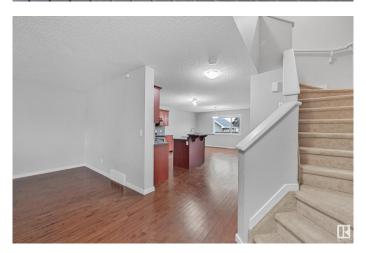
Full Baths 2

Half Baths 1

Square Footage 1,575







Acres 0.00 Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4034 Alexander Way

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2C5

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, Storage-In-Suite,

Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 24th, 2025

Days on Market 54

Zoning Zone 55

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on August 17th, 2025 at 6:02am MDT