

## \$869,900 - 202 Fraser Way, Edmonton

MLS® #E4443269

**\$869,900**

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® # E4443269

Price \$869,900



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
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Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	26
Zoning	Zone 35

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Listing information last updated on July 15th, 2025 at 7:02am MDT