

## \$399,900 - 9 Fraser Drive, Breton

MLS® #E4439451

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,552 sqft

Single Family on 0.00 Acres

Breton, Breton, AB

This wonderful property is located in the progressive Village of Breton just steps from the Breton golf course! The home has beautiful landscaping in both the front and backyard. Upon entering the home you'll be pleased with the contemporary flooring and paint, not to mention a great window package. The kitchen is great with a large peninsula and massive bank of cabinetry. The master bedroom has a walk-in closet and 5 piece ensuite. The fully developed home boasting close to 3000 develop sqft features 5 bedrooms and many upgrades including lots of cabinetry in the kitchen and a massive bar perfect for entertaining downstairs. The recreation room in the basement is very large with lots of storage space, and features an in-floor heating system. The backyard has a very large concrete pad such that one can add a hot tub if one wants or just dedicate the space for enjoying sunshine. The deck off the dining area upstairs overlooks the fenced backyard which comes with a functional shed.

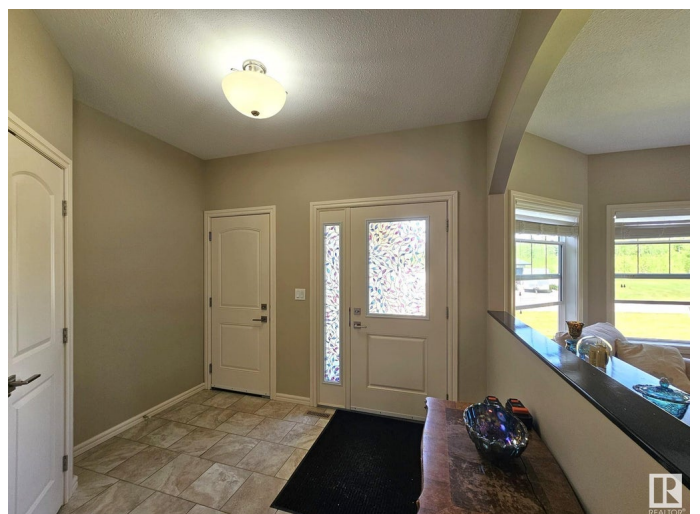
Built in 2015

### Essential Information

MLS® # E4439451

Price \$399,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,552
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9 Fraser Drive
Area	Breton
Subdivision	Breton
City	Breton
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### **Amenities**

Amenities	Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market      78  
Zoning                Zone 90

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Listing information last updated on August 16th, 2025 at 10:47am MDT