

## \$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
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Days on Market	58
Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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