

## \$475,000 - 4082 Alexander Way, Edmonton

MLS® #E4441711

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This updated 2-storey in Allard makes the most of its 1398 sqft with high ceilings, granite countertops, upgraded R60 attic insulation, fresh paint, new lighting, and new hardwood floors throughout the main level. The kitchen has updated cabinets and flows into a bright, open living space. Upstairs features a large primary bedroom with a massive walk-in closet and 4-piece ensuite, plus two more well-sized bedrooms and another full bath. The basement is unfinished but laid out perfectly for a future family room, bathroom, and fourth bedroom. Outside, both the front porch and back patio were refinished in the last month, and a brand new double garage. Located in a family-friendly community with great schools, tons of shopping nearby, and quick access to the QE2 and Edmonton International Airport—Allard offers convenience without giving up space or comfort. **BRAND NEW GARAGE WITH 2 YEAR WARRANTY**

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441711  |
| Price      | \$475,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4082 Alexander Way |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C6            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Rear Drive Access                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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 | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                34  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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