# **\$865,000 - 217 Fraser Way, Edmonton**

MLS® #E4418616

#### \$865,000

5 Bedroom, 4.00 Bathroom, 2,550 sqft Single Family on 0.00 Acres

Fraser, Edmonton, AB

Stunning Former Showhome For Sale with FURNITURE INCLUDED & Lots of Upgrades! Two-Bedroom Legal Basement Rental suite, perfect for additional income or multi-generational living. This meticulously designed 7-bedroom, 5-bathroom home offers unparalleled luxury and functionality. Located in a desirable neighborhood of Fraser, it boasts a thoughtfully planned layout. The main floor is a showstopper with a full bedroom and bath, a spacious living room, a cozy family room, and a chef's dream kitchen, complete with a separate spice kitchen for added convenience. The stucco exterior and finished double car garage enhance the home's curb appeal. Each of the generously sized bedrooms comes with its own ensuite bathroom, offering ultimate privacy and comfort. Whether entertaining or Relaxing, this home offers it all, from Premium upgrades to versatile spaces designed for modern living. Don't miss the opportunity to own this move-in-ready gem with income potential and luxury touches throughout.





Built in 2021

## **Essential Information**

MLS® # E4418616 Price \$865,000 Bedrooms 5

4.00 Bathrooms

**Full Baths** 4

2,550 Square Footage

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type **Detached Single Family** 

Style 2 Storey

Status Active

# **Community Information**

Address 217 Fraser Way

Area Edmonton

Subdivision Fraser

City Edmonton **ALBERTA** County

Province AB

Postal Code T5Y 6C4

#### **Amenities**

**Amenities** On Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Detectors

Smoke, Hot Water Instant, No Animal Home, No Smoking Home,

Storage-In-Suite, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling

**Parking Spaces** 4

Parking **Double Garage Attached** 

#### Interior

Interior Features ensuite bathroom

Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Hood **Appliances** 

> Stacked Washer/Dryer, Oven-Microwave, Stove-Countertop

> Electric, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Wet Bar

Forced Air-1, Natural Gas Heating

Fireplace Yes

Fireplaces Tile Surround

**Stories** 3

Has Basement Yes

Full, Finished Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Commercial, Golf Nearby,

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Stucco

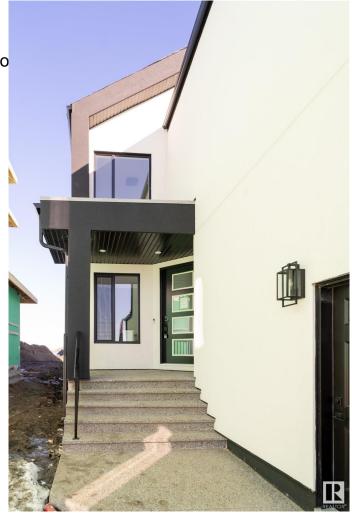
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 20th, 2025

Days on Market 74

Zoning Zone 35



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