

# \$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                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,550                  |
| 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       |
| County      | ALBERTA        |
| 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   |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Wet Bar |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### 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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Listing information last updated on April 4th, 2025 at 6:47pm MDT