

## \$454,900 - 4034 Alexander Way, Edmonton

MLS® #E4444068

### \$454,900

3 Bedroom, 2.50 Bathroom, 1,575 sqft

Single Family on 0.00 Acres

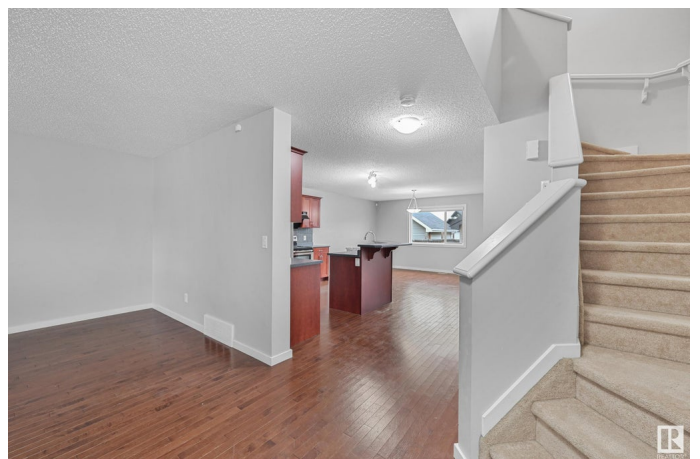
Allard, Edmonton, AB

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 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 39       |
| Zoning         | Zone 55  |
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT