

## **\$479,800 - 4014 Alexander Way, Edmonton**

MLS® #E4432773

**\$479,800**

3 Bedroom, 3.50 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Well maintained fully finished family home in the desirable neighborhood of Allard. Functional floor plan with 9 foot ceiling on the main floor, 3 good size bedrooms upstairs and 3.5 bathrooms. Open concept main floor with large living room, dining area, large kitchen with lots of storage space, 2pc bath and laundry area. Fully finished basement comes with a large family room and a den that can easily be converted to a bedroom by changing out the window. The whole house is freshly painted and with brand new carpet on the stairs and the second level. Large backyard is great for young families and pet lovers. Top it all off, there is a 22x20 double detached garage. Great location for family with young kids as it is walking distance to Dr. Lila Fahlman School, community rink and playground. Easy access to shops, restaurants, Anthony Henday, QEII, South Common and the airport. Come check out your new Home today!!!

Built in 2014

### **Essential Information**

MLS® #	E4432773
Price	\$479,800
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,385
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4014 Alexander Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, 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	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	41
Zoning	Zone 55
HOA Fees	135
HOA Fees Freq.	Annually

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