

## \$472,000 - 4082 Alexander Way, Edmonton

MLS® #E4452924

**\$472,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This updated 2-storey allard home is situated on a 3200sqft lot. It features high ceilings, granite countertops, upgraded R60 attic insulation, fresh paint, new lighting, and brand 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 a less than 10 minutes walking distance to a great school, tons of shopping nearby, future LRT stations, future hospital 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® # E4452924

Price \$472,000

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    | August 14th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 55           |
| HOA Fees       | 141.75            |
| HOA Fees Freq. | Annually          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 10:32pm MDT