

## \$475,000 - 4082 Alexander Way, Edmonton

MLS® #E4441711

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

This updated 2-storey in Allard makes the most of its 1398 sqft with high ceilings, granite countertops, upgraded R60 attic insulation, fresh paint, new lighting, and 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 great schools, tons of shopping nearby, 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® #	E4441711
Price	\$475,000
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                      June 11th, 2025  
Days on Market                53  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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