

Courtesy Of Rose O Joshua Of Together Real Estate Ltd.

## **\$488,888 - 4086 Alexander Way, Edmonton**

MLS® #E4419966

**\$488,888**

3 Bedroom, 2.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

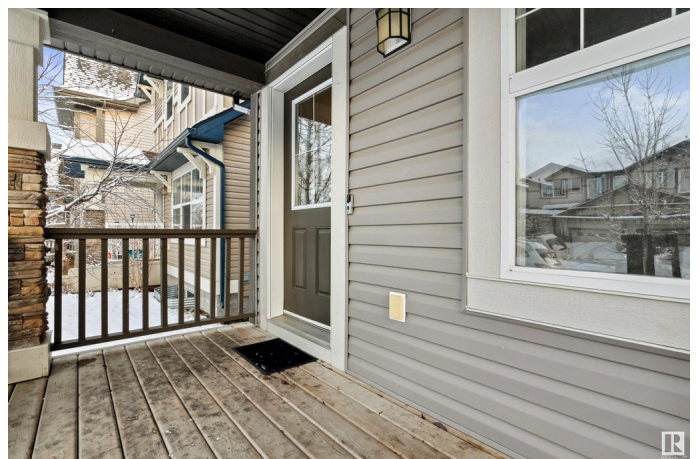
Allard, Edmonton, AB

**WALK TO SCHOOL IN ALLARD!** Best-priced home in South Edmonton. Close to the Airport, and minutes to Allard Community Park and K-9 School (Dr. Lila Fahlman) and Dr. Anne Anderson High School! Newly painted, new carpets, and ready to move in. Double detached garage with extra outside space for a 3rd car / mini RV. Large backyard, large end-to-end front verandah. Large Master and 2 additional well-sized bedrooms, large open-concept main floor; kitchen has large window! Lots of natural light in this home! Easy-care laminate flooring on main floor, lots of kitchen cabinets and an island plus an over-sized wall pantry. A two pce powder room is perfectly located near the back door. The second floor has a large owner's suite with walk-in closet and full ensuite bath; full main bath with linen closet and two additional bedrooms. Large basement footprint with rough-in plumbing and potential for 2 bedrooms when you finish the basement. **NOTHING TO DO BUT MOVE IN & ENJOY!** Don't Delay!

Built in 2012

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4419966  |
| Price  | \$488,888 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,421                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4086 Alexander Way |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C7            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Dr. Lila Fahlman           |
| Middle     | Dr. Lila Fahlman           |
| High       | Dr. Anne Anderson High Sch |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 41                 |
| Zoning         | Zone 55            |
| HOA Fees       | 140                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on March 14th, 2025 at 7:17pm MDT