

Courtesy Of Rose O Joshua Of Together Real Estate Ltd.

## **\$479,500 - 4086 Alexander Way, Edmonton**

MLS® #E4419966

**\$479,500**

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	\$479,500



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	62
Zoning	Zone 55
HOA Fees	140
HOA Fees Freq.	Annually

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Listing information last updated on April 4th, 2025 at 1:17pm MDT