

# \$865,000 - 217 Fraser Way, Edmonton

MLS® #E4418616

## \$865,000

5 Bedroom, 4.00 Bathroom, 2,550 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Stunning Former Showhome For Sale with FURNITURE INCLUDED & Lots of Upgrades! Two-Bedroom Legal Basement Rental suite, perfect for additional income or multi-generational living. This meticulously designed 7-bedroom, 5-bathroom home offers unparalleled luxury and functionality. Located in a desirable neighborhood of Fraser, it boasts a thoughtfully planned layout. The main floor is a showstopper with a full bedroom and bath, a spacious living room, a cozy family room, and a chef's dream kitchen, complete with a separate spice kitchen for added convenience. The stucco exterior and finished double car garage enhance the home's curb appeal. Each of the generously sized bedrooms comes with its own ensuite bathroom, offering ultimate privacy and comfort. Whether entertaining or Relaxing, this home offers it all, from Premium upgrades to versatile spaces designed for modern living. Don't miss the opportunity to own this move-in-ready gem with income potential and luxury touches throughout.

Built in 2021

## Essential Information

MLS® #	E4418616
Price	\$865,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,550
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	217 Fraser Way
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 6C4

### **Amenities**

Amenities	On Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Instant, No Animal Home, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Wood, Stucco  
Exterior Features Commercial, Golf Nearby,  
Transportation, Schools, Sho  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 20th, 2025  
Days on Market 75  
Zoning Zone 35



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