

## \$690,000 - 205 Fraser Way, Edmonton

MLS® #E4450022

**\$690,000**

4 Bedroom, 4.00 Bathroom, 2,701 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this exceptional brand new home in the sought-after Fraser community! Thoughtfully designed with elegance and functionality in mind, this spacious property features 4 generous bedrooms—two of which are luxurious primary suites, each with its own private ensuite. The open-concept main floor showcases a chef-inspired kitchen complete with a sleek butler pantry, perfect for entertaining and everyday living. A versatile den on the main floor offers the ideal space for a home office or can easily serve as a fifth bedroom. Enjoy the convenience of an upstairs laundry room and an oversized double attached garage with ample storage. The separate side entrance provides exciting potential for future basement development, whether for extended family or as a rental suite. Located just steps from a bus stop, commuting is a breeze. This is a rare opportunity to own a stylish and versatile home in a family-friendly neighbourhood—ideal for growing families or savvy investors alike!

Built in 2025

### Essential Information

MLS® # E4450022

Price \$690,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,701
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	205 Fraser Way
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Hot Water Tankless, HRV System, 9 ft. Basement Ceiling
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Shopping Nearby, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **School Information**

Elementary	Fraser School
Middle	John D Bracco
High	Cardinal Collins HS

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	3
Zoning	Zone 35

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Listing information last updated on July 31st, 2025 at 8:17am MDT