

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	63
Zoning	Zone 55
HOA Fees	140
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 11:17am MDT