

## \$620,000 - 272 Fraser Way, Edmonton

MLS® #E4427982

**\$620,000**

5 Bedroom, 3.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

**LEGAL 2-BDRM BSMNT SUITE!** This is the home you've been waiting for! Ideal layout, 2-storey home in Fraser with **MORTGAGE HELPER**—**FULLY LEGAL 2-BDRM BASEMENT SUITE W/ SEPARATE SIDE ENTRANCE!** Inside, enjoy 9' ceilings, premium hardwood/tile floors, and an open floor plan. Stunning kitchen with SS appliances, custom cabinets, quartz counters, soft-close drawers, and 42" uppers. Big windows flood the home with light, complemented by high-end lighting fixtures. Upstairs: laundry, spacious bonus room, and luxurious primary with his/her areas in the 5-pc ensuite. Two more good-sized bdrms share a full bath. Basement has a **FULLY LEGAL 2-BDRM SUITE**—ideal for tenant/extended family. Located Near schools, shopping, and transit. Act fast!

Built in 2015

### Essential Information

MLS® #	E4427982
Price	\$620,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,167
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	272 Fraser Way
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Y5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Fraser  
Middle                      John D Bracco  
High                         Eastglen

**Additional Information**

Date Listed                March 28th, 2025  
Days on Market        72  
Zoning                      Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 8th, 2025 at 7:17pm MDT