

## **\$409,900 - 4073 Alexander Way, Edmonton**

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MLS® #E4429857

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

FIND YOUR WAY HOME to this beautifully maintained and freshly updated gem in the heart of Allard. Owned by the original homeowners, this turnkey property has just been repainted and features professionally cleaned carpets and furnace, making it move-in ready for its next chapter. The bright and functional layout includes sleek stainless steel appliances, a low-maintenance front yard, and a warm, welcoming feel throughout. You'll love being steps from Allard Park, the Community Rink, and Dr. Lila Fahlman School, making this a perfect location for families or anyone who values walkable amenities. Quick access to QE2 Highway ensures an easy commute or fast getaways. Whether you're looking for your first home or a smart investment, this one checks all the boxes. Immediate possession is available— all that's left to do is move in and start enjoying your new home in this family-friendly and connected neighborhood.



Built in 2012

### **Essential Information**

MLS® #	E4429857
Price	\$409,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4073 Alexander Way
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit
Parking Spaces	3
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Low Maintenance Landscape, Playground Nearby,  
Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 9th, 2025  
Days on Market 8  
Zoning Zone 55  
HOA Fees 135  
HOA Fees Freq. Annually

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