# **\$444,900 - 4081 Alexander Way, Edmonton**

MLS® #E4454601

#### \$444,900

4 Bedroom, 3.50 Bathroom, 1,406 sqft Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this beautiful 2-storey duplex. Main floor is freshly painted & boasts a bright open-concept layout with tons of natural light. The modern kitchen features granite countertops with breakfast bar seating, ample cupboard space, and a convenient pantry. The cozy living room is anchored by a gas fireplace, while the spacious dining area provides direct access to the backyardâ€"perfect for gatherings. Upstairs, has 3 good sized bedrooms & a full bathroom. Primary suite includes an ensuite & a walk-in closet for convenience. Hardwood flooring throughout both levels. Fully finished basement has a 4th bedroom, bathroom, & a second living roomâ€"ideal for a home theatre, games room, or guest retreat. Step outside to enjoy the backyard, complete with a deck and a gazeboâ€"perfect for relaxing or entertaining. Close to schools, playgrounds, shopping, and all essential amenities.



### **Essential Information**

MLS® # E4454601 Price \$444,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3







Half Baths 1

1,406 Square Footage Acres 0.00

Year Built 2014

Type Single Family Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 4081 Alexander Way

Edmonton Area

Subdivision Allard

City Edmonton County **ALBERTA** 

Province AB

Postal Code T6W 2C6

## **Amenities**

Sub-Type

**Amenities** Air Conditioner, Bar, Deck, Detectors Smoke, Gazebo, No Smoking

Home

**Parking** Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, **Appliances** 

Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas,

Washer, Window Coverings

Forced Air-1, Natural Gas Heating

Fireplace Yes

Fireplaces Insert

3 Stories

Has Basement Yes

Full, Finished Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No

Back Lane, Playground Nearby, Public Transportation,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 25th, 2025

Days on Market 52

Zoning Zone 55

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