

## \$527,000 - 4062 Alexander Way, Edmonton

MLS® #E4453261

**\$527,000**

4 Bedroom, 3.00 Bathroom, 1,688 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Live brighter in this JAYMAN built sun-filled corner-lot home in Allard, on of Edmonton's most livable and sought-after neighborhoods. Perfectly positioned in Cul-de-sac designed for versatility, it features high ceilings, a main-floor bedroom with full bath nearby, idea for multi-generational living, or a private office. Upstairs, three more spacious bedrooms provide comfort for the whole family including primary with en-suite. The detached garage is a rare find, complete with a custom finished & heated space ideal for pets, workshop or hobby zone. The airy great room flows into the dining area, creating an ideal setting for gatherings. Possible side entrance opens to a partially finished basement with electrical and half the work complete to act as mortgage helper . In Allard, you're steps from trails, ponds, a K-9 school, and moments from shopping, Anthony Henday, Calgary Trail, and the airport. This clean, versatile property blends lifestyle, location, and potential ready for you to make it your own.

Built in 2012

### Essential Information

MLS® # E4453261

Price \$527,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,688                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4062 Alexander Way |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C6            |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached                 |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Portable, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Partially Finished                                                         |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                     |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Cul-De-Sac, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Concrete, Vinyl                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025

Days on Market                11

Zoning                            Zone 55

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