

## \$619,000 - 136 Fraser Way, Edmonton

MLS® #E4421562

**\$619,000**

5 Bedroom, 3.00 Bathroom, 2,335 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Large FIVE BEDROOM/3 FULL BATH 2 storey home in NORTHEAST EDMONTON. Fraser is blocks from our river valley & a short drive to the Anthony Henday Freeway.. making for easy access to virtually anywhere in the city. BONUS: There is a FULL sized BEDROOM PLUS FULL BATH on the main floor. Perfect for visiting parents. The ultra grand entranceway boasts a vaulted ceiling with a front living room that leads to the kitchen/family room overlooking your huge west pie-shaped backyard. Who wouldn't love this TRIPLE GARAGE. Hardwood throughout the main floor with plush carpet leading up to THREE LARGE BEDROOMS PLUS THE PRIMARY BEDROOM. Enjoy a DEEP WALK-IN CLOSET & ensuite with a large tub/oversized shower in the primary. Close the door on your large upstairs laundry room with a SINK. The basement is Unspoiled with 9' ceilings and approx. 1000 SF of living space. Pet-free/non-smoking home. This community is very private and mature. Our trail system is RIGHT THERE. Shopping nearby. \*Some photos are virtually staged.

Built in 2007

### Essential Information

MLS® #	E4421562
Price	\$619,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,335
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	136 Fraser Way
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M8

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Patio, Vaulted Ceiling
Parking Spaces	5
Parking	Insulated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, No

Back Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 14th, 2025  
Days on Market 50  
Zoning Zone 35

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Listing information last updated on April 5th, 2025 at 3:02am MDT