

## \$533,999 - 4062 Alexander Way, Edmonton

MLS® #E4453261

**\$533,999**

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, one 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, ideal 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. A 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 \$533,999



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                1

Zoning                              Zone 55

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