

# \$549,000 - 4151 Alexander Wy Sw, Edmonton

MLS® #E4457127

## \$549,000

3 Bedroom, 3.00 Bathroom, 1,977 sqft

Single Family on 0.09 Acres

Allard, Edmonton, Alberta

This immaculate 2-storey in Allard offers 1,977 sq ft of thoughtfully designed living space, backing onto a walking path and within walking distance to a K&#8203;9 school, pond, and hockey rink. The main floor features 9&#8217; ceilings, hardwood flooring, a bright living room with gas fireplace, and a chef&#8217;s kitchen with granite countertops, induction stove, walk-thru pantry, and rich cabinetry. The dining area opens to the beautifully landscaped southwest-facing backyard, perfect for summer gatherings. Upstairs, the primary suite is your private retreat with dual walk-in closets and a 5-piece ensuite with granite. Two additional bedrooms, a spacious bonus room, laundry, and a 4-piece bath complete the level. The unfinished basement awaits your personal touch. Highlights include: newer central air-conditioning (2022), newer Induction stove (2023), double attached garage, mudroom with powder room, and proximity to major roadways, shopping, and everyday amenitie. (id:6289)

Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | E4457127  |
| Price      | \$549,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,977         |
| Acres          | 0.09          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4151 Alexander Wy Sw |
| Subdivision | Allard               |
| City        | Edmonton             |
| Province    | Alberta              |
| Postal Code | T6W2C8               |

### Amenities

|              |                                               |
|--------------|-----------------------------------------------|
| Amenities    | Playground, Public Transit, Schools, Shopping |
| Features     | See remarks                                   |
| Parking      | Attached Garage                               |
| # of Garages | 1                                             |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                                     |
| Cooling      | Central air conditioning                                                                                                                       |
| # of Stories | 2                                                                                                                                              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Initia Real Estate |
|----------------|--------------------|



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