

## \$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 backyard—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 room—ideal for a home theatre, games room, or guest retreat. Step outside to enjoy the backyard, complete with a deck and a gazebo—perfect for relaxing or entertaining. Close to schools, playgrounds, shopping, and all essential amenities.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454601  |
| Price      | \$444,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,406         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4081 Alexander Way |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C6            |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Deck, Detectors Smoke, Gazebo, No Smoking Home |
| Parking   | Single Garage Attached                                               |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                            |
| Fireplaces        | Insert                                                                                                                                                         |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 55           |

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