

## \$549,000 - 4151 Alexander Way, Edmonton

MLS® #E4457127

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,977 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

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&#8209;9 school, pond, and hockey rink. The main floor features 9â€™™ ceilings, hardwood flooring, a bright living room with gas fireplace, and a chefâ€™™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.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457127  |
| Price     | \$549,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4151 Alexander Way |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C8            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                40  
Zoning                              Zone 55  
HOA Fees                         141.75  
HOA Fees Freq.                Annually

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Listing information last updated on October 20th, 2025 at 7:32am MDT