

## \$475,000 - 4203 Alexander Bay, Edmonton

MLS® #E4449334

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

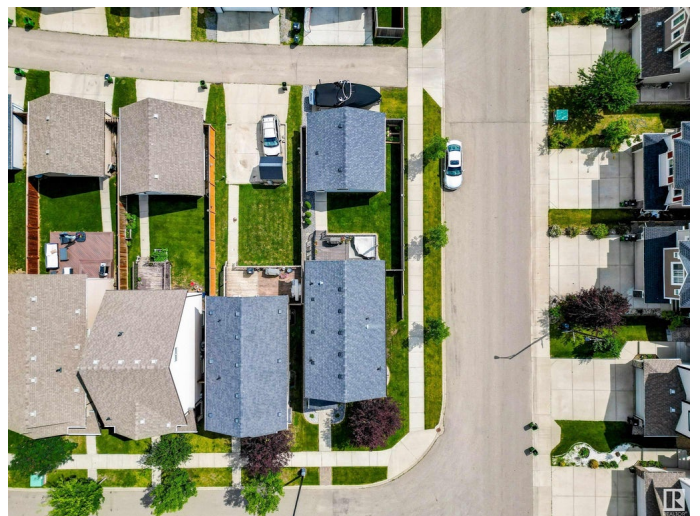
Allard, Edmonton, AB

Welcome to this beautifully kept and very clean home, that is located close to Community Rink, Playground, Park and Lila Fahlman School. Main floor is filled with sunlight, has open floor plan and hardwood floors. Kitchen was treated to quartz countertops and many light fixtures were updated as well. Upper level is smartly designed and master bedroom comes with feature wall and 4 pc ensuite bathroom. Basement is undeveloped, but is roughed-in for forth bathroom. Property is fully fenced and manicured landscaping adds to the value of this fantastic home. Double detached, oversized, mechanic's dream garage (22' by 22' exterior) has epoxy floor, is insulated, drywalled and comes with work benches and cabinets. Make this awesome property your new home and be here when the school starts!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449334  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,415     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4203 Alexander Bay |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C8            |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Vinyl Windows                                 |
| Parking   | Double Garage Detached, Insulated, Over Sized |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stone, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Lila Fahlman School |
|------------|-------------------------|

Middle

Dr. Lila Fahlman School

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 55         |
| HOA Fees       | 141.75          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 12th, 2025 at 9:47am MDT