

## \$1,190,000 - 166 Fraser Way, Edmonton

MLS® #E4450811

**\$1,190,000**

7 Bedroom, 6.50 Bathroom, 3,122 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Stunning 7-Bedroom Luxury Home with Triple Car Garage & Legal Suite! Welcome to this exceptional 2-storey home offering over 5,100 sq ft of thoughtfully designed living space, nestled just mins from Anthony Henday for convenient access throughout the city. This home is a perfect blend of elegance, functionality, and flexibility, ideal for large or multi-generational families. This home boasts of 7 Beds 7 Baths, Triple Car Garage, Fully Finished Basement with Separate Entrance and a 2-Bdrm Legal Suite, each with its own private bath—ideal for extended family or rental income, Main Flr Bdrm & Full Bathroom—perfect for guests or aging parents, 4 Spacious Bdrms Upstairs, with bathrooms, 2 Main Floor Living Rooms, featuring an elegant electric fireplace, Chef's Kitchen with Granite Countertops & Premium Stainless Steel Appliances, Spice Kitchen for additional prep space, Central AC for year-round comfort, Beautifully Landscaped Yard with a large deck. Move-in ready—Nothing left to do but move in & enjoy.

Built in 2021

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4450811    |
| Price  | \$1,190,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 3,122                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 166 Fraser Way |
| Area        | Edmonton       |
| Subdivision | Fraser         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 0L6        |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                   |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                |
| Stories           | 2                                                                                                            |
| Has Suite         | Yes                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Environmental Reserve, Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 35          |

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Listing information last updated on August 3rd, 2025 at 4:02am MDT