

# **\$1,050,000 - 619 Fraser Vista Vista, Edmonton**

MLS® #E4426146

**\$1,050,000**

5 Bedroom, 4.50 Bathroom, 3,148 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

STUNNING ONE-OF-A-KIND FULLY custom home perfectly combines modern comfort with elegant design. About 3000 SF of living space, this residence boasts TRIPLE CAR GARAGE, ACRYLIC STUCCO on front exterior invites you into a grand entrance. 9FT ceilings throughout & elegant 8FT DOORS leading to main floor. This exquisite home features MAIN FLOOR BED WITH ENSUITE, OPEN-TO-ABOVE GREAT ROOM, & FORMAL LIVING AREA. MASSIVE SPICE KITCHEN is a chef's delight! OPEN RISER STAIRCASE, mud room, dining space & POWDER ROOM round out the main floor. Abundant windows flood the space with natural light. Upstairs, discover a beautiful BONUS SPACE OVERLOOKING the great room, another master suite with a SPA-LIKE 5PC ENSUITE featuring a FREE-STANDING TUB, plus 3 GENEROUSLY SIZED BED, JACK & JILL BATH, walk-in laundry with SINK & a PRAYER ROOM & if thatâ€™s not enough to win you over, this home also offers a SEP-ENTRANCE for a potential LEGAL SUITE, DECK & MAN DOOR to garage. Welcome Home!

Built in 2025

## **Essential Information**

MLS® #

E4426146



Price	\$1,050,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,148
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	619 Fraser Vista Vista
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0V4

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Stucco
Exterior Features	Creek, Environmental Reserve, Flat Site, Hillside, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 17th, 2025

Days on Market      127

Zoning                Zone 35

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