

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

MLS® #E4449334

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,415 sqft  
Single Family on 0.00 Acres

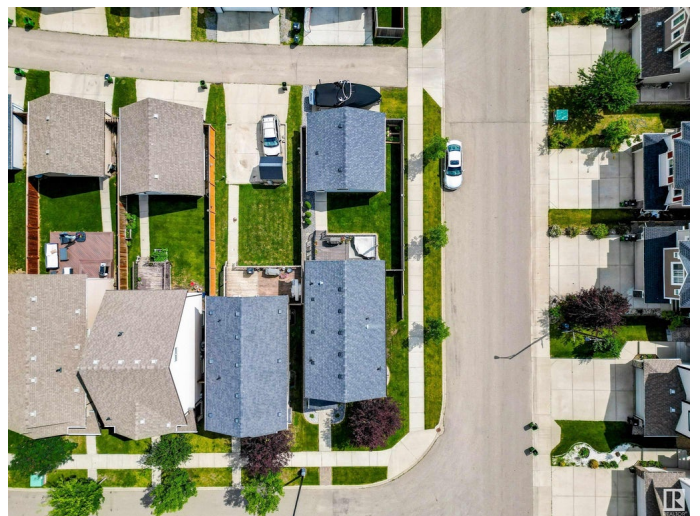
Allard, Edmonton, AB

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
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Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	141.75
HOA Fees Freq.	Annually

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Listing information last updated on July 26th, 2025 at 3:02pm MDT