



## 272 Fraser Way Edmonton AB

\$620,000

This is the home you've been waiting for! Perfect layout, "built-green" options and room to grow. 2 storey home in Fraser with a MORTGAGE HELPER FULLY LEGAL 2 BDRM BASEMENT SUITE W SEPERATE SIDE ENTRANCE! Throughout you'll find 9' ceilings. Flooring is PREMIUM hardwood & tile. The open floor plan, gorgeous kitchen with stainless steel appliances, large (triple pane) windows flood the home with light! Custom cabinets, quartz counters, soft close cabinets with 42" uppers and high end select lighting fixtures. Upstairs you will find the laundry, bonus room, your luxurious master bdrm with his and her ready areas in the 5-piece ensuite. 2 more good sized bdrms share a full bathroom. The basement boasts a FULLY LEGAL 2 BEDROOM SUITE! Energy efficient "Built-Green" options, include triple pain Low E and Argon filled windows, 2 stage high-efficiency furnace, Tankless Hot Water System, Active HRV system, Spray foam insulation, and R50 insulation in the attic. Close to schools, shopping and transit. Act Fast.

Listing Presented By:



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