

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

MLS® #E4426146

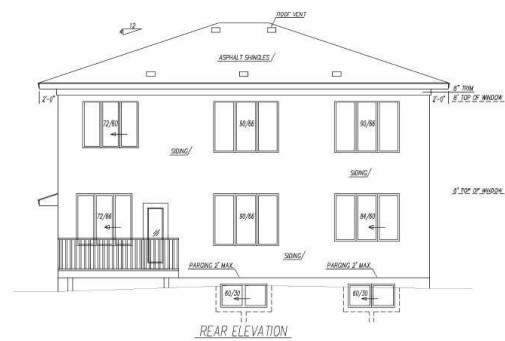
**\$1,050,000**

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 26

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 10:02am MDT