



GRASSROOTS

REALTY GROUP

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**647 Fraser Vista NW
Edmonton, Alberta**

MLS # A2320400



\$799,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Fraser | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,262 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached, Garage Door Opener, Paved | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Zone 35 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

An elevated living experience begins in the prestigious neighbourhood of Fraser, perched above the North Saskatchewan River with easy access to the river valley. This custom-built 5-bedroom home offers a functional layout and quality finishes throughout. Main floor features floor-to-ceiling windows adorned with Hunter Douglas blinds, open-to-below sitting room, family room with built-in entertainment unit and fireplace, kitchen with custom cabinetry and newer appliances, spice kitchen, and a bedroom that flexes as a guest room or home office. Upstairs, you’ll find 3 additional bedrooms, spacious primary suite, 2 ensuite, and versatile loft space. A separate side entrance offers future development potential. Outside, enjoy the fenced backyard, the oversized double attached garage provides plenty of parking and storage. Conveniently located near schools and shopping, this home offers the space and flexibility today’s families are looking for.