

## \$749,000 - 15004 15 Street, Edmonton

MLS® #E4417488

### \$749,000

4 Bedroom, 4.00 Bathroom, 2,520 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Experience luxurious living in this 2500 sq ft custom-built home on a large pie-shaped lot. This stunning 2-story boasts 5 bedrooms, including two master suites with en-suites, and 4 full bathrooms in total. Enjoy a gourmet kitchen with stainless steel appliances, quartz countertops, and a separate spice kitchen. The open concept main floor features a family room with a tiled fireplace, a dining area that opens to a covered deck, and a main floor bedroom/office with a full bath. Elegant details include maple and glass railings, upgraded fixtures, and modern finishes. Relax outdoors on the covered deck in your landscaped backyard or enjoy the balcony off the main master suite. The unfinished basement with a separate entrance offers future development potential. Located near amenities and the Anthony Hendey, this home offers unparalleled convenience. This home has a second-floor laundry and a bonus room. Don't miss this opportunity to own a truly exceptional property!

Built in 2022

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4417488  |
| Price    | \$749,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,520                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15004 15 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3T4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Secured Parking, Storage-Locker Room, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Double Garage Attached, Insulated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | See Remarks, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |               |
|----------|---------------|
| Exterior | Wood, Asphalt |
|----------|---------------|

|                   |  |
|-------------------|--|
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 63                |
| Zoning         | Zone 35           |

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Listing information last updated on March 13th, 2025 at 4:02pm MDT