

## \$800,000 - 15023 15 Street, Edmonton

MLS® #E4432894

**\$800,000**

5 Bedroom, 4.00 Bathroom, 2,634 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Located in Fraser community, this stunning 2-storey home spans 2,532 sq ft and offers modern style with functional design. Upstairs features a spacious bonus room, laundry, a luxurious primary suite with walk-in closet and ensuite, a second ensuite bedroom, plus two more bedrooms sharing a Jack & Jill bath. The main level includes a guest room with full bath, a cozy fireplace in the open-to-above living area, and a bright dining space. You'll love the contemporary kitchen with quartz counters and glossy cabinets, plus a fully outfitted SPICE Kitchen. Additional highlights include a SEPARATE ENTRANCE unfinished basement ready for development, maple and glass railings, upgraded lighting and plumbing, tile floors, and sleek finishes throughout. Close to schools, shopping, and parks—this custom home has it all!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432894  |
| Price          | \$800,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,634     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15023 15 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3T4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, HRV System |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Fraser School   |
| Middle     | John D. Bracco  |
| High       | Eastglen School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| 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 May 1st, 2025 at 12:03pm MDT