

## \$949,000 - 619 Fraser Vista Vista, Edmonton

MLS® #E4462300

**\$949,000**

5 Bedroom, 4.50 Bathroom, 3,113 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. 3113 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 that's not enough to win you over, this home also offers a SEP-ENTRANCE for a potential LEGAL SUITE plus MAN DOOR to garage. Complete Appliances package & blinds installed. Welcome Home!

Built in 2025

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4462300               |
| Price          | \$949,000              |
| Lease Rate     | \$15                   |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,113                  |
| 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., 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        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| 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, River View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl, Stucco                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 35            |

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Listing information last updated on October 25th, 2025 at 11:02am MDT