

## \$299,900 - 644 Fraser Vista, Edmonton

MLS® #E4425547

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Visit REALTOR® website for additional information. VACANT LOT at 644 Fraser Vista NW with 47 FT WIDE, offering 5,591 sq ft of prime space with great views, ready for your dream home. The lot backs onto a walking and bicycle trail around the corner, with RIVER VIEWS AND GREEN SPACE BEHIND, ensuring no backyard neighbours. The property is CLEARED OF TREES and ready for a single-family dwelling. Sewer and water ready for hookup, and it's less than 5 minutes to Anthony Henday Drive, providing easy access to the city.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4425547        |
| Price     | \$299,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 644 Fraser Vista |
| Area        | Edmonton         |
| Subdivision | Fraser           |
| City        | Edmonton         |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T5Y 0V4 |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Flat Site, Golf Nearby, Schools, Shopping Nearby |
| Lot Description   | 14.48 x 35.86M                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 35          |

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Listing information last updated on April 29th, 2025 at 12:02am MDT