

## \$1,399,900 - 710 Fraser Vista Vista, Edmonton

MLS® #E4444827

**\$1,399,900**

7 Bedroom, 3.50 Bathroom, 4,187 sqft

Single Family on 0.00 Acres

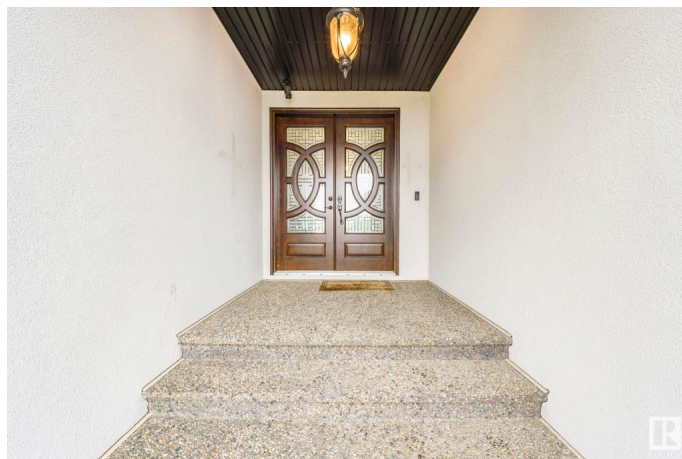
Fraser, Edmonton, AB

Experience the pinnacle of luxury & energy efficiency in this extraordinary Certified Net Zero home built by award winning builder, Net Zero Development. This executive estate home offers over 4000sqft above grade, plus a fully finished walkout basement with amazing views backing the River. This home combines striking architectural detail with thoughtful sustainability, featuring 16 KW solar panels, upgraded insulation & a triple garage complete with two EV chargers. Inside, you'll find a show-stopping gourmet kitchen with high end cabinets & countertops outfitted with top-tier appliances, premium finishes & two oversized islands, perfect for both entertaining & everyday living. The open-concept layout is drenched in natural light, highlighting the craftsmanship throughout. Every room speaks to quality & comfort. Heated Floors & Ceilings throughout. Hypo allergenic fresh air. The fully finished walkout basement expands your living space with seamless access to the outdoors, ideal for hosting or relaxing.

Built in 2017

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4444827    |
| Price    | \$1,399,900 |
| Bedrooms | 7           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 4,187                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 710 Fraser Vista Vista |
| Area        | Edmonton               |
| Subdivision | Fraser                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5Y 0L6                |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Walkout Basement, Wet Bar, HRV System, Solar Equipment |
| Parking Spaces | 6                                                                             |
| Parking        | Triple Garage Attached                                                        |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating           | Heat Pump, In Floor Heat System, See Remarks                                                                                                        |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Cul-De-Sac, No Back Lane, No Through Road, River View, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 52              |
| 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 August 17th, 2025 at 4:47am MDT