

## \$299,000 - 634 Fraser Vista Vista, Edmonton

MLS® #E4450109

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Build the home you™ve always dreamed of on this vacant walkout lot in a quiet, well connected neighbourhood. With 5,920 sq ft of cleared space, this lot backs onto green space with a walking and bicycle trail just around the corner. You™ll have added privacy with no backyard neighbours. Whether you™re working with your own builder or planning to take it on yourself, the possibilities are wide open. Located on a low traffic street and just 2 to 3 minutes from Anthony Henday Drive, you™ll enjoy the perfect mix of peace and convenience. A rare opportunity to bring your vision to life.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4450109        |
| Price     | \$299,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 634 Fraser Vista Vista |
| Area        | Edmonton               |
| Subdivision | Fraser                 |



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

### **Exterior**

Exterior Features    Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 26              |
| 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 23rd, 2025 at 8:17am MDT